

Officer Report

Case Reference: PL/2026/0026
Location: MATTHEW MOSS HIGH SCHOOL, MATTHEW MOSS LANE, ROCHDALE, OL11 3LU
Proposal: Proposed extension and alterations to the existing entrance façade
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

SITE LOCATION

The site is located at Matthew Moss High School, Matthew Moss Lane. This is a secondary school with three floors, on the site are sports pitches, car park and Matthew Moss Youth Centre. The school is partly opposite residential dwellings.

The site is located within the Defined Urban Area.

DESCRIPTION

Planning permission is sought for minor extension and alterations to fenestration at ground floor level on the front elevation of the building.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessability

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

RELEVANT SITE HISTORY

N/A

PUBLICITY

Neighbour notification letters were issued. No responses were received.

Analysis

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials.

The proposed development consists of an extension to the front entrance of the school, the extension will project 1.2m from the front elevation and will be 6m wide. This is considered modest in scale and will not have a negative impact on the overall character of the school building. The application form sets out the proposed materials will match the existing materials and this is considered acceptable.

The proposed design is therefore acceptable and in accordance with Policy P2 of the adopted Core Strategy, Policy JP-P1 of the PfE, and the NPPF.

Amenity

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect

the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The school is set back from the highway and as a result if this the proposed alteration will be set back from the highway and have limited visibility to the public. The proposal is not expected to give rise to adverse impacts to neighbouring occupants.

The proposal would not result in unacceptable levels of amenity impact and would be acceptable in accordance with Policies DM1 and G9 of the adopted Core Strategy and the NPPF.

Highways

Policy T2 of the adopted Core Strategy aims to locate development where good access to public transport is available or can be provided. Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed development will not have an impact on existing parking spaces or the highway, this is considered acceptable.

The proposal would be acceptable in respect of highway safety and would accord with Policies T2 and DM1 of the adopted Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

- Location Plan
- Site Location Plans 08 Rev A
- Front Elevation as Proposed 04 Rev A
- Side Elevation as Proposed 06 Rev A
- Existing and Proposed Floor Plans 02 Rev A

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.