

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00123/FUL	Hamish Rigg	14/04/2025

Address: 68 Spotland Road, Rochdale, OL12 6PQ

Proposal: Erection of canopy to the front elevation

PUBLICITY	Weekly list expired?	Y	Site notice expired?	n/a
	Neighbour letters expired?	Y	Press Notice expired?	n/a

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	n.a
	Pre-commencement conditions agreed (or notification period expired)?	n.a

RECOMMENDATION	Refuse
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CHECKED AND SIGNED OFF BY: RK

DATE: 29/04/2025

SITE

The application relates to no. 68 Spotland Road; a mid-terrace shop on the outskirts of Rochdale town centre. The site is part of a row of commercial and retail units set back from the adopted highway. Spotland Road is a key thoroughfare into Rochdale town centre, accommodating a high volume of pedestrians and traffic. The surrounding area is typically urban in character, comprising a variety of land uses and a high density of buildings.

The site lies approximately 60 meters east of Saint Edmund's Conservation Area, however the site is not considered to be within the setting of the CA, given the stark contrast in character between the two.

No. 68 faces south, fronting the pavement, and overlooking the adopted highway. It adjoins no. 66 to the east and no. 70 to the west. The rear boundary of the curtilage faces north, bordering the rear boundaries of nos. 61-63 Peel Street.

This application specifically relates to a paved area in front of the shop, which for the avoidance of doubt, is within the curtilage of no. 68.

PROPOSAL

Permission is sought for the erection of a canopy to the front of the shop, comprising a black metal sheet mounted to two steel poles. The canopy would project 3.8m from the shop front at 3m above ground level, measuring 6m in width.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Places for Everyone

JP-P1 Sustainable development

Adopted Rochdale Core Strategy (CS):

- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- T2 Improving accessibility
- DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

18/01098/FUL – approved:

Installation of access ramp to front.

90/D25032 – approved:

Single storey extension to front, forming a new shop front and additional display area

85/D18535 – approved:

Change of use from living accommodation to a shop, and a two storey extension

CONSULTATION RESPONSES

None applicable

REPRESENTATIONS

Letters of notification were sent to surrounding properties 28/02/2025; no objections were raised.

ANALYSIS

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

Permission is sought for the erection of a black metal canopy to the front of the shop, measuring 6m (width) X 3m (height) X 3.8m (depth).

The proposed shopfront canopy would significantly detract from the surrounding street scene due to its disproportionate scale, obtrusive design and lack of integration with its surroundings. The scale is considered excessive, overwhelming the shopfront and the entire area adjacent to the pavement. This is made worse as the canopy would obscure the existing fascia sign and a significant portion of the shopfront surround and windows. The proposed black colour treatment and 'metal sheet' design would introduce a bulky feature of low quality materiality which would, sit at odds with surrounding buildings and environment generally. The absence of any shopfront canopies to the frontages of commercial units between Sheriff Street and Clement Royds Street, would only serve to highlight the incongruity and irregularity of the proposed structure.

In addition, given the scale of the proposed canopy, covering the entire area between the shopfront and the pavement, there is concern that it could be used to shelter externally displayed goods from the shop which would appear untidy and cluttered, much to the detriment of the street scene.

Given the above, the proposed canopy would be considered harmful to the character and appearance of the street scene due to its incongruous and imposing design, which fails to respond to the surroundings, contrary to the National Planning Policy Framework, Core Strategy policy DM1, and Places for Everyone policy JP-P1.

Amenity: DM1

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

There is some minor concern regarding overbearing impact towards the adjoining building, Ruth House. Ruth House is currently occupied by homeless support charity 'Petrus', but it does not appear that the building is used as a residence. The proposed canopy would be clearly visible from the adjacent ground floor window of Ruth House, particularly given how far it projects. However, due to the canopy's slender frame, its visibility would not be considered overbearing or harmful the amenity of neighbouring occupiers. As such, the proposed canopy would have an acceptable impact on residential amenity, in accordance with the NPPF and Core Strategy policy DM1

RECOMMENDATION

Refuse:

1. The proposed canopy, by virtue of its siting, scale and design would represent an incongruous and irregular feature set prominently within the street scene which would not be well-designed and would be harmful to the character and appearance of the area. Further concern is also raised where the structure would encourage the external display of goods which would give rise to further harm to the character and appearance of the area. On this basis, the proposed development fails to comply with policy JP-P1 of the Places for Everyone joint development plan, policies DM1 & P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for Applicant:

INFORMATIVES:

1. For the avoidance of doubt, this decision relates to the following plans and supporting documents:

- Proposed floor plans, site plan, and elevations: 2257/2
- Location plan