

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00488/ANM

CASE OFFICER

Majid Mir

DETERMINATION DATE 19.06.2024 **EXT OF TIME** 05/07/2024

Address: St Thomas's C Of E School Huddersfield Road Milnrow Rochdale OL16 3QZ

Proposal: Application for non-material amendment to planning permission 23/01043/FUL (Single storey extensions to the front and side elevations to form new entrances, new door, replacement of windows, relocation of existing gate and railing and demolition of existing extension) comprising of changes to scale of extensions, elevations and openings

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	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
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 4th July 2024

SITE

The application relates to St. Thomas' C Of E Primary School. The school is a non-designated heritage asset. To the north, and on higher ground, is the Grade II listed St Thomas' Church. Church Street runs along the northern boundary of the school and gradually rises up towards St Thomas' Church. Huddersfield Road is located to the south.

The school is an 'L' shaped building and is constructed using stone and natural slate. There have been multiple extensions and alterations to the original building.

Planning permission 23/01043/FUL, granted permission for the construction of single storey extensions to the front and side elevations to form new entrances, new door, replacement of windows, relocation of existing gate and railing following the demolition of existing extension that is used for the main entrance.

PROPOSAL

This application seeks to make the following amendments:

- Removal of side extension on the northwest side elevation that was approved under planning permission 23/01043/FUL.
- Replacement of existing window with a new door opening on the northwest side elevation to form new student entrance.
- Replacement of existing single storey extension with a new single storey extension. The proposed extension would be split in two but attached. The main entrance will be retained in its current location. The overall extension would project out greater than the existing or approved single storey extension.
- Removal of proposed external door on the side elevation by the main entrance. The existing window openings will be retained.
- Minor works to the existing pitched roof adjacent to the parapet consisting of new valley gutter.
- Addition of roof light on the roof slope.
- Additional window to be replaced with aluminium framed windows.

RELEVANT PLANNING POLICY

National Guidance

Section 96A of the Town and Country Planning Act 1990

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

23/01043/FUL	Single storey extensions to the front and side elevations to form new entrances, new door, replacement of windows, relocation of existing gate and railing and demolition of existing extension. Decision: Grant subject to conditions.
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CONSULTATION RESPONSES

N/A

REPRESENTATIONS

In line with the Council's Code of Publicity, no direct notification was carried out for this application.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) (Reference ID: 17a-002-20140306) states that 'there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.'

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

The application property is a non-designated heritage asset. The rear of the building is set on substantially lower ground than Church Street. The proposed alterations would not have a material impact on the amenity of neighbouring properties or highway safety.

It is accepted that the addition of the rooflight, valley guttering and the removal of the proposed door on the side elevation close to the front entrance would be considered non-material amendments to the approved planning permission.

Further to this, in regards the proposed extension, the original application proposed a single storey side extension and a new opening on the side elevation of the existing building. The opening and extension were proposed to allow students to access the building. Additionally, the original application proposed a single storey front extension following the demolition of the existing extension and another door opening in the external elevation on the side elevation. The extension would have been used as the main entrance. This application proposes to remove the single storey side extension from the proposal and extend the projection of the single storey front extension. Although the proposed front extension is split in two, they would adjoin and are considered to be one large extension for the purpose of this application.

It is noted that the proposed extension would have a similar footprint to the combined two single storey extensions that were granted planning permission and would ultimately serve the same function with less notable interventions to the non designated heritage asset.

It is noted that the proposed front extension would be larger than the approved single storey extension, however, it is noted that host building is an 'L' shaped building. The element of the front extension that will be the most prominent is the front elevation. The design of the proposed front extension has been amended so it mirrors the approved development. The impact of the amended proposed front extension on the non-designated heritage asset and the visual amenity would be negligible.

The removal of the external entrance on the side elevation would be considered an improvement as the impact on the building fabric of the non-designated heritage asset would be reduced when compared to the approved development. Furthermore, it is noted that although planning permission has been granted for the single storey side extension and the opening on the external elevation, there is no requirement for all elements of the approved development to be constructed.

Overall, the proposed amendments to the approved development would reduce the impact on non-designated heritage asset, be considered a more sympathetic design and would reduce the visual amenity impact.

As such, considering the impact of the proposed amendments, the LPA are satisfied that the amendments would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to following conditions:

2. This permission relates to the following plans:

Location plan. Drawing no: MH1393-00

Existing site plan. Drawing no: MH1393-01. Rev: C

Existing basement plan. Drawing no: MH1393-02

Existing ground floor plan. Drawing no: MH1393-03. Rev: D

Existing first floor plan. Drawing no: MH1393-04. Rev: C

Existing roof plan. Drawing no: MH1393-05. Rev: B

Existing elevations. Drawing no: MH1393-06. Rev: B

Existing sections. Drawing no: MH1393-07. Rev: B

Proposed site plan. Drawing no: MH1393-08. Rev: C

Proposed ground floor plan. Drawing no: MH1393-09. Rev: F

Proposed first floor plan. Drawing no: MH1393-10. Rev: D

Proposed roof plan. Drawing no: MH1393-11. Rev: D. Received by email on 28/06/2024

Proposed elevations. Drawing no: MH1393-12. Rev: D. Received by email on 28/06/2024

Proposed sections. Drawing no: MH1393-13. Rev: C

Topographical/Utilities survey. Sheet 1 of 1. Drawing no: 10851 / 001A / 1. Rev: A

and the development shall be carried out in accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

Notes for Applicant:

1. This decision notice is to be read alongside that issued with planning permission 23/01043/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.