

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01228/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 24.04.2025 EXT OF TIME 09.05.2025

Address: AJ's Off Licence 213 Halifax Road Rochdale OL12 9RF

Proposal: Single storey rear extension following demolition of existing single storey extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
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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: TH

DATE: 06.05.2025

SITE

The application site is an end of terrace property positioned off Halifax Road on the corner of Henderson Street. The ground floor is currently used as an off license whilst the first floor appears to be in residential use with external access from the

rear. The property has a single storey extension to the rear and a yard area. The property is positioned in a mainly residential area.

On the opposite side of the Henderson Street is a residential property and garages. Directly opposite the rear of no. 213 is Division Street. On the opposite side of Division Street are residential properties. To the front is Henderson Street which wraps around from the side and front. Further southeast is the roundabout that connects Halifax Road and Albert Royds Street. Parking is provided on street.

PROPOSAL

The application proposes to construct a single storey extension following the demolition of the existing single storey extension to the rear. The proposed extension would see a slight increase in the shop floorspace with the majority of the increase being to the store room. As a part of the redevelopment, a new water closet is also proposed.

Due to the design of the proposed extension, the access corridor to the flat on the first floor will also slightly increase in length.

The proposed extension would project out by 7.7m. Due to the shape of the plot and the design of the proposed extension, it would be 7.4m at its narrowest and 8.3m at its widest. The proposed extension would get wider as it projects out from the rear elevation of the host property. The height to the ridge would be 4m and the height to the eaves would be 2.9m.

A window and door is proposed on the side elevation facing towards Henderson Street and two doors are proposed on the rear elevation (one for retail unit and one for residential unit).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-Strat2	City Centre
JP-P1	Sustainable Places
JP-P4	New Retail and Leisure Uses in Town Centres
JP-J1	Supporting Long-Term Economic Growth
JP-S1	Sustainable Development

Adopted Rochdale Core Strategy (CS):

SD1	Delivering sustainable development
DM1	General Development Requirements
SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
E2	Increasing jobs and prosperity
SO3	Improving design, image and quality of plac
P3	Improving design of new development

SO4	Promoting a greener environment
G9	Reducing the impact of pollution
SO5	Improving accessibility and delivering sustainable transport
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/S/1	Hierarchy and Role of Centres
S6	District Centre, Local Centres and Linear Commercial Areas

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

- 97/D34296 Single Storey Rear Extension To Form Hot Food Takeaway And Single Garage.
Decision: Refuse.
1. The proposed use of the single storey extension as a hot food take-away would cause nuisance through noise, late night disturbance and smells to the occupiers of residential properties in the vicinity of the site, by reason of activities carried on, general comings and goings and the premises being open at unsociable hours.
 2. The proposed single storey extension fronts onto Henderson Street with access to the premises along residential streets where on street parking already takes place. The proposed use of the extension as a hot food take-away will generate additional traffic and increase on-street parking in this residential area to the detriment of highway safety.

CONSULTATION RESPONSES

Highways And Engineering

No objection.

Env Health - Noise/Odours

No objection in principle. Request condition restricting construction hours.

Transport For Greater Manchester

No comments.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. No representations were received.

ANALYSIS

Principle of Development

The application site is located outside a town centre or local centre. The nearest local centre is Halifax Road Local Centre and is located approximately 210m to the southwest. Stephenson Square Local Centre is located approximately 500m to the northeast on Halifax Road. The area immediately surrounding the application site is characterised predominantly by residential properties. The application property is presently used as a retail unit on the ground floor and a residential unit on the first floor.

Policy E1 of the adopted Core Strategy establishes that the Council will focus retail, leisure, cultural, office and other development to promote the viability and vitality of the borough's town centres. Policy E1 states that the Council will only consider out of centre development when there are no suitable sites in, or on the edge, or well connected to, the town centre, district centres or local centres and the proposal would cause no significant overall impact on the existing centres vitality and viability. The Council will support the provision of small scale shops and services to meet local needs outside centres where:

- i. They are in a location that is not, or will not be, reasonably served by an existing or proposed centre or local shop;
- ii. There are no suitable vacant shops nearby; and
- iii. They will be accessible to local residents / workers on foot.

Additionally, paragraph 91 of the National Planning Policy Framework (NPPF) also states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. The sequential approach is reiterated in the Core Strategy.

In this instance, the application property is an established retail unit. The application proposes to demolish the existing single storey extension and construct a larger single storey extension. The overall floorspace of the proposed development would increase from 18.7sqm to 51.1sqm. The majority of the increase would be to the storage room. The increase in the retail unit floorspace would equate to 2.8sqm. The corridor to the residential property on the first floor would also increase by 2.2sqm.

Overall the increase to the retail unit floorspace would be nominal. As such it is considered a sequential test in this instance is not required. Additionally, noting the scale of the proposed development to an existing established retail unit, it is considered that the proposed development would not adversely impact on the local centres and in this regard the application is acceptable in principle.

Design and Visual Amenity

The application site is a corner plot and in a prominent position within the streetscene. The front and side elevations of the application property is constructed using stone with the rear being constructed using red brick. There is a single storey mono-pitched extension that has a render finish painted in yellow to the rear. The ground floor of the rear elevation of the host property is also rendered with matching yellow paint finish. The adjoining property of no. 211 Halifax Road has two single storey structures that adjoin the single storey extension of the application property. These are visible when viewed from the Henderson Street. Both the extensions are mono pitched extensions with the ridge adjoining to the single storey extension of the application property. At present, the single storey extension is considered to

represent poor design and the relationship with the single storey extensions of the neighbouring property appears as cluttered and unsightly.

The application proposes to demolish the existing single storey extension and construct a hipped roof extension constructed using brick for the elevations. The use of hipped roof would be in keeping with the hipped roof of the host building. It is however unclear the colour of the bricks or the roofing material. It is considered appropriate to require to use matching red brick and slate to allow for the proposed extension to be in keeping with the host property and to provide a satisfactory standard of visual amenity.

The proposed extension would be larger and would sit next to the boundary with the highway on Henderson Street and as such would be more prominent. Furthermore, as the proposed extension would fill out the shape of the rear yard space, it would be narrow closer to the host property and get wider as it projects out. Due to the shape, it would give it a slightly awkward appearance. However, it is accepted that the existing structure is of poor quality and has a negative impact on the visual amenity and character of the area. Overall, the design of the proposed extension is more coherent and more in keeping with the host property and the character of the surrounding area.

On balance, the design of the proposed extension is considered to be acceptable subject to the inclusion of the condition in regards to materials. The proposed development therefore would accord with the policy DM1 and P3 of the Core Strategy, the SPD, the PfE and the NPPF.

Neighbour and Occupier Amenity

The application property adjoins to no. 211 Halifax Road. The application property does not adjoin any other property.

The proposal would see the overall projection of the proposed extension increased from 5.7m to 7.7m (when measured from the rear elevation of the host property). In section 5 of the SPD, it provides guidance on rear extensions to residential properties with paragraphs 5.5 to 5.7 providing guidance on single storey rear extensions. Although the SPD relates to residential properties rather than commercial properties, the proposed development neighbours a residential property and therefore the guidance is of relevance.

The SPD states that for attached properties, a single storey extension should not project more than 3 metres when measured from along the common boundary and from the rear elevation of the adjoining or adjacent dwelling(s). The SPD adds that this will be taken from the rear of any extension if one exists close to the common boundary. As such, when measured from the rear elevation of the extension on the adjoining property, the proposed extension would project beyond the rear elevation of the extension by 2.3m. The proposed extension would therefore meet the requirements as set out in the SPD.

Furthermore, it appears that there is a window to a habitable room on the ground floor rear elevation of the no. 211, however, the existing extensions of the property impacts on the amount of light entering the room and part of the rear garden area. These extensions would screen a large proportion of the proposed extension.

The proposed extension would not unduly impact on the amenity of any of the other neighbouring properties. Additionally, there are no concerns in regards to noise and disturbance or occupier amenity.

The Environmental Protection Team did request a condition requiring demolition and construction work to be restricted to 8.00am to 6.00pm Monday to Friday and 9.00am to 2.00pm on Saturdays. Considering the scale of the development, it is considered that including a condition restricting demolition and construction work as requested by the Environmental Protection Team would fail to satisfy the tests set out in the PPG.

It is therefore considered that the proposal accords with the relevant policies with the Core Strategy, the SPD, the PfE and the NPPF.

Highway Safety

The highways department concluded that the proposed extension will have no significant impact upon the highway and therefore raised no objection to the proposal. It is therefore considered that the proposal is acceptable in regards to highway safety and the proposal accords with policies DM1 and T2 of the Core Strategy, the SPD, the PfE and the NPPF.

Other Material Considerations

Noting that the proposal is for a replacement extension, no constraints have been identified in regards to drainage or land contamination. In regards to Biodiversity Net Gain, there is no habitat or biodiversity on the site. The proposal meets the 'de minimis' criteria for exemption and therefore is not required to comply with the statutory BNG condition.

RECOMMENDATION

Grant subject to following conditions:

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:-

- Location plan
- Existing site plan, ground floor plan and elevations. Drawing number: 2233/1
- Proposed site plan and ground floor plan. Drawing number: 2233/2. Received by email on 11/04/2025
- Proposed elevations. Drawing number: 2233/3. Received by email on 25/04/2025

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 saved Rochdale Unitary Development Plan, the Rochdale Core Strategy, Places for Everyone Joint DPD and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture. For the avoidance

of doubt, the brick for the elevations and slate for the roof shall match that of the host building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the Rochdale Core Strategy, Places for Everyone Joint DPD and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Majid Mir