

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01043/FUL	Majid Mir	15 January 2024

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

Proposal: 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

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

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 19 January 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.

PROPOSAL

The application proposes to construct two single storey extensions. The proposed extensions would have flat roofs and be constructed using PPC Aluminium frames and glazing. The proposal would see the existing UPVC and glazed entrance demolished and a new extension for students to replace it. To the north elevation of the building, the second extension will be constructed. This would be the new main entrance which would also be accessible for people with mobility issues.

Extension 1 which will be the new student entrance and will be 3.2m wide and have a depth of 1.8m. The extension would be enclosed on three sides with the front elevation being visible. The proposed extension will be 3.1m tall. Extension 1 will replace the existing UPVC framed main entrance.

Extension 2 will become the new main entrance. The proposed extension will have a depth of 2.3m. The proposed extension will include a 1.7m projected roof overhang which will be held up by a steel column. The framed/glazed area will be approximately 4.7m and the overall width of the proposed extension will be 6.7m. The proposed extension will be 3.7m tall. To create the new entrance, an existing window opening on the northern elevation will be replaced with a door opening.

The application also proposes to relocate the existing railing, create another door opening and replacement of windows with aluminium framed door and windows, and install new planters. The proposed extensions will also see internal alterations made.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	Creating successful and healthy communities
C7	Delivering Education Facilities
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO5	Improving accessibility and delivering sustainable transport
T2	Improving Accessibility
DM1	General Development Requirements

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/3	Protection of Existing Recreational Open Space

RELEVANT SITE HISTORY

77/D05632	Alterations And Improvements To School. Decision: Approved.
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CONSULTATION RESPONSES

Highways And Engineering

The existing school and has operated for many years without any off street parking provision and we would not expect that the proposed extensions to generate any further parking demand so we raise no concerns on this issue.

It would not appear that the current servicing arrangements for the school would be affected by the proposed extensions.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application. However as with all developments within school grounds we would ask that the applicant produces a Construction Method Statement for approval to ensure that a high standard of safety is maintained during the construction period.

Lead Local Flood Authority/Drainage

No objection to the application.

Rights Of Way Officer

The proposal does not appear to include the footpath running adjacent shown as MilFp138 or MilBp135/134 Church Street, however the surface of these routes should not be disturbed nor use be obstructed at any time prior, during and following the development of the school. Vehicles or materials may not be stored along these routes restricting width without a temporary closure order and permission from any person(s) that may have a private right to their use.

Conservation And Design

No objections subject to conditions

While there would be some harm to the significance of the non-designated heritage asset, this would be at the lower end of less than substantial and could be partially mitigated through appropriate detailing. It is also noted that there would be public benefits from creating a new accessible entrance. Taking a balanced approach as required by NPPF paragraph 203, subject to conditions, there are no objections to the proposal.

Transport For Greater Manchester

The location of the proposed development is sufficiently remote from Metrolink that we therefore have no comments to make from a Metrolink perspective in respect of this application.

Schools Service

We would support the application for updates to this school.

REPRESENTATIONS

ANALYSIS

Principle of Development

CS Policy C7 emphasises the requirement to improve education, skills and training in the borough and raise educational achievement by providing good quality educational facilities and promoting growth of existing and new facilities. Similarly, the NPPF in paragraph 95 states it is important a sufficient choice of school places is available to meet the needs of existing and new communities, and emphasises LPA's should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

The application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The proposal is located on the existing site of the school, on existing hardstanding land and would be an extension to the building.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C7, Saved UDP policy G/D/1 and the NPPF.

Visual Amenity and Impact on Heritage Assets

Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Paragraph 209 of the NPPF adds that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated

heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Further to this, Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, 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. In addition, paragraph 128 of the National Planning Policy Framework (NPPF) states that development that makes efficient use of land should be supported and the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 195 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Paragraph 197 goes on to state that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As noted above, the applicant building is identified as a non-designated heritage asset for its architectural and historic interest. Furthermore, the building is located within the setting of the grade II listed building of St Thomas Church. The original building was constructed in 1865 and was used as a place of worship until the construction of St Thomas Church in 1876 (grade II). It is noted that the building has undergone various alterations and extension from the early 1900s through to 1992. Most notably, the main entrance extension and the UPVC windows.

The main entrance is a glazed UPVC structure enclosed on three sides by what were prior to the existing extension the external elevations of the applicant building. The extension dates from the latter half of the 20th Century and is considered to be of poor design and construction quality. The applicant proposes to replace this with a new PPC Aluminium Framed extension. The proposed extension would be predominantly glazing.

The proposed extension with the use of the aluminium frame is considered to be a more appropriate and sympathetic material to use for a glazed frame. Considering the existing extension, and with the addition of condition requiring details of the frame, doors and materials to be provided by conditions, the proposed extension would have a neutral impact on the significance of the school.

The second extension would be sited on the north elevation of a previous extension. This will be similar in design to the other extension. The proposed extension would have a flat roof and be constructed using a PPC Aluminium frame and glazing. The proposed extension would become the new main entrance. To create a new entrance, to the rest of the building, an existing window along the north elevation will need to be removed and a door opening created.

The proposed extension would be more accessible with it being useable for people with a mobility disability. It is noted that the existing main entrance does not have a ramp and students/parents/employees with a mobility disability are not able to enter via the main entrance. Additionally, the addition of the proposed extension would allow for the other entrance to be used as an entrance for the students only. An additional door for access to the WCs will be created in the north elevation.

There would be some minor harm to the historic fabric of the school from these works, but this would be relatively limited. It is considered the harm to the significance of the school could be reduced by appropriate detailing of the new extension and the opening up works into the existing building. Furthermore, the proposed extension would allow for greater accessibility and therefore allow students/parents/staff with a mobility disability to enter the building via the main entrance as well as allow for the majority of students and adults to safely enter the building through separate entrances. The addition of the new accesses would outbalance the minor level of harm caused to the non-designated heritage asset as a result of the proposed development.

The application proposes to replace the existing UPVC with aluminium framed glazing. This use of aluminium frames are considered to be more sympathetic than the UPVC frames. The replacement of these windows would represent a positive alteration to the building. Nevertheless, it is considered prudent to safeguard the non-designated heritage asset and require details of the proposed windows to be provided by condition.

Finally, the proposal seeks to relocate the existing railing. Although the existing blue colour of the railings is not considered to be sympathetic to the setting of the non-designated heritage asset, it is accepted that they are installed and the colour does match the boundary treatment along the rest of the site. The applicant has confirmed that the existing railings would be used, and where it may not be possible, matching railings will be installed. The relocation of the railing would have a neutral impact on the significance of the non-designated heritage asset.

In regards to the grade II listed Church, given the nature of the works and the distance from the Church, it is considered that the proposal would have a neutral impact on the significance of the grade II listed church.

In conclusion, the proposed extensions would read as a clearly distinctive modern addition to the original building. The proposal in most parts would have neutral impact on the significance of the non-designated heritage asset and the heritage asset. The removal of a window opening to create a door opening will lead to some harm to the significance of the non-designated heritage asset, however, this would be at the lower end of less than substantial and could be partially mitigated through appropriate detailing being provided by condition. Furthermore, it is also noted that there would be public benefits from creating a new accessible entrance. Taking a balanced approach as required by NPPF paragraph 203, subject to details being provided by conditions, the proposed development would accord with policies P1, P2, P3 and DM1 of the Core Strategy and the NPPF.

Residential Amenity

Paragraph 180 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Additionally, policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Due the siting of the proposed developments within the application site, the application site being set on considerable lower ground than the properties to the rear, and the distance of the residential dwellings from the proposed developments, it is considered that the proposal would not result in any unacceptable harm to the residential amenity of any neighbouring occupiers.

It is therefore considered that the proposal would comply with policies DM1 and G9 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Highways and Public Right of Way

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that 'In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for

those travelling through'. Whilst Paragraph 115 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

There is a Public Right of Way that runs along the north of the site. There is single lane unadopted road that leads up to St Thomas' Church and residential properties. The highways department stated that they do not anticipate that the proposed extensions would generate any further parking demands and nor would it impact on the servicing arrangements. The highways department did however request the addition of Construction Method Statement to ensure a high standard of safety during the construction period.

Furthermore, the Public Rights of Way Officer stated that the surface of the Public Right of Ways should not be disturbed and the use of the Public Right of Ways should not be obstructed at any time prior, during and following the development. Additionally, vehicles or materials may not be stored along these routes restricting width without a temporary closure order and permission from any person(s) that may have a private right to their use. Some of the comments noted by the Public Rights of Way Officer can be dealt with through the Construction Method Statement. Additionally, it is considered appropriate that an advisory note is included with any decision notice.

Subject to the inclusion of conditions, the proposal is considered acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the NPPF

Drainage

Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. In this regard it is important that development includes drainage that is appropriate for the site and that utilised sustainable urban drainage solutions where ever possible. The site is not within an area at increased risk of flooding. 1 in 30 years Critical Drainage Areas runs along the south of the site. The proposal is supported with a drainage plan. The drainage officer raised no objection to the proposal and noted that the drainage would be dealt via the Building Control process.

As such, it is considered that the proposal would accord with policy G8 of the adopted Core Strategy, and the National Planning Policy Framework.

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. 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: C
- Existing first floor plan. Drawing no: MH1393-04. Rev: C
- Existing roof plan. Drawing no: MH1393-05. Rev: A
- Existing elevations. Drawing no: MH1393-06. Rev: A
- Existing sections. Drawing no: MH1393-07. Rev: A
- Proposed site plan. Drawing no: MH1393-08. Rev: B
- Proposed ground floor plan. Drawing no: MH1393-09. Rev: E
- Proposed first floor plan. Drawing no: MH1393-10. Rev: C
- Proposed roof plan. Drawing no: MH1393-11. Rev: B
- Proposed elevations. Drawing no: MH1393-12. Rev: B
- Proposed Sections. Drawing no: MH1393-13. Rev: B
- 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.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, size, colour, and texture of the materials. Development shall be carried out in accordance with the approved details.

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

4. No works to remove and replace any windows/doors shall take place until full details of the new and replacement windows/door units including full product specification, materials, colour and a detailed elevation and cross sections (at a scale of 1:20) have been submitted to and approved in writing by the Local Planning Authority. The replacement windows/doors shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Prior to any works taking place to remove the window or to create new or larger openings on the elevations of the host building, large scale details (1:10 or 1:20) of the openings, surrounds, methodology for the work and details of the installation, including details of any making good of the exterior stonework and internal finishes shall be submitted to approved in writing by the local planning authority. The works shall be carried out in complete accordance with the approved details.

Reason: In the interests of visual amenity and to protect the historic character of the non-designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays;
 - e) wheel washing facilities (or an adequate demonstration that this is not required)
 - f) measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - g) details of the construction hours (for the avoidance of doubt this shall be within the hours of 08:00-18:00 Monday-Friday, 09:00-16:00 Saturday and no work on Sundays or Bank Holidays); and
 - h) hours for site deliveries.

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMP without the prior written permission of the Local Planning Authority.

Reason: To minimise the detrimental effects to the highway network and to the amenity of nearby occupiers during the construction phase in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and to surrounding occupiers and a scheme therefore needs to be agreed in advance of any works taking place.

Procedure Statement

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.

Notes for Applicant:

1. The application site adjoins Public Rights of Ways. The Public Rights of Way Officer has stated that the surface of the Public Rights of Ways should not be disturbed nor should the use of the Public Rights of Ways be obstructed at any time prior, during and following the development. Vehicles or materials may not be stored along the Public Right of Ways or width restricted without a temporary closure order and permission from any person(s) that may have a private right to their use. For further information please contact the Public Rights of Way Officer.