

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00031/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 13.06.2024 **EXT OF TIME** 02.04.2025

Address: Land Between 51 & 63 Tweedale Street Rochdale OL11 1HH

Proposal: Erection of 4no' 3 bed terraced dwellings

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

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?	NA
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: TH **DATE:** 02.04.2025

SITE

The site relates to a rectangular parcel of land between two, two storey end terraces on Tweedale Street. The site is grassed over, and historic maps from 1929 show 5 terraces previously were located on the site.

The site is located within the Defined Urban Area, and is not within the setting or adjacent to a listed building or conservation area.

The site is within 25m of the Milkstone Road Local Centre.

PROPOSAL

The proposal seeks permission for 4, two storey terrace properties to adjoin to the existing terrace rows.

The properties would measure 5.34m in width, 5.76m at eaves height, 7.7m at ridge height, and 11.7m in depth.

The terraces would not follow the same form as the former historic terraces and would be rectangular in shape and provide approximately 28m² of outdoor amenity space.

Each property would have two rooflights on the rear roofslope, and a slight flat roof projection towards the eaves at the rear.

The submitted application form only states proposed materials as natural state roof. The submitted design and access statement states there is a preference for a light coloured brick, natural slate roof.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-S1 Sustainable Development

JP-P1 Sustainable Places

JP-H3 Type, Size and Design of New Housing

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO2 – Creating successful and healthy communities

C1 – Delivering the right amount of housing in the right places

SO3 – Improving Design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO4 – Promoting a greener environment

G7- Increasing the value of biodiversity and geodiversity

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

20/01011/FUL Erection of two and a half-storey building with dormers to rear roofslope comprising of 4 no. retail units (Class A1) at ground floor with 4 no. self-contained apartments (Class C3) above – Appeal Dismissed

15/00639/FUL - Development consisting of 3 no. ground floor retail units and 6 no. self-contained apartments over first and second floors - Appeal Dismissed

CONSULTATION RESPONSES

United Utilities

Detailed comments provided in informative. Requested condition attached to the decision notice.

Highways And Engineering

No objections to the proposal. No concerns regarding refuse collection or drainage.

Lead Local Flood Authority/Drainage

No objections, no drainage conditions required.

Environmental Control (Landfill Gas)

Submitted report is acceptable, no objections subject to suitable conditions being secured to the decision notice.

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. 2 letters of representation were received objecting to the application. Concerns are summarised below:

- Concern over parking and servicing
- Existing yellow lines do not deter vehicles
- One way system in the area has made the flow of traffic more dangerous for motorists and pedestrians
- Nearby Mosque will also increase demand on traffic
- Out of keeping with character
- Bring increased traffic and air pollution
- Nearby schools and increase on traffic
- Disturbance during construction
- Drainage impact onto neighbouring properties
- Impact of blocking daylight on neighbouring properties

ANALYSIS

Principle of Development

The application site is within the Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

The site is located 25m outside the local centre and is located just 600m south of Rochdale Town Centre. The site is within 400m of Rochdale Train Station, 400m of the nearest Metrolink stop and within easy reach of bus stops operating the Bee Network providing services to Bolton and to Rochdale Interchange. The surrounding area is characterised by dense terraced properties, a mix of commercial and residential properties, with more commercial uses located closer towards the local centre. A children's nursery is located directly opposite the site. The site historically retained the terrace row, with aerial photography as recent as 2003 showing the terraces in situ. Images from 2006 show the terraces demolished. The appearance of the site from 2006 to today appears largely identical, with the exception that ecological processes have dominated the site since.

PfE Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, which increases during periodically with the delivery target at 568 dwellings over 2022-25. This supersedes the targets previously established within CS Policy C1. In light of the consultation on an updated National Planning Policy Framework and revised methodology for assessing housing need, it is anticipated that this figure may rise substantially in the coming months. The dwellings would make a small contribution to the supply of housing.

Accordingly, subject to an assessment of other development management requirements, the principle of development of the proposed residential dwellings is accepted and in accordance with Policies C1, C2 and C3 of the adopted Core Strategy and the National Planning Policy Framework.

Design

Policies DM1 and P3 of the Council's adopted Core Strategy, require development proposals to demonstrate high quality design. Similarly the NPPF states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

PfE Policy JP-P1 is consistent with the aims of the NPPF requiring new development to be well-designed in that it too seeks to ensure that new development is distinctive with a clear identity that respects and acknowledges the character and identity of the locality and is visually stimulating, creating interesting and imaginative environments.

The proposed development would be four two storey mid terrace dwellinghouses, constructed in brick with a pitched roof, and a small flat roof area to the rear. The properties would face onto Tweedale Street and would be visible from both Tweedale St and the rear of properties on Castlemere St and Mere St. An 18m distance is present to the nursery and Castlemere Community Centre located directly opposite the site, and respects the building line of the terrace row.

The proposal would have a contemporary appearance as a result of the preferred brick colour, proposed brick detailing, and overall appearance of the front fenestration, however given the existing variety within the streetscene, subject to conditions requiring plans to be submitted of the brick detailing, window reveal depth, details of all external materials, boundary treatments, and details of meterboxes and rainwater goods, it is considered the proposed development would be acceptable. On balance, the proposals are of a contemporary design which in this unique proposed site and setting is acceptable.

As such, it is considered the proposal would be acceptable in respect of design, and would comply with Policies P1, P3 and DM1 of the Rochdale Core Strategy subject to conditions.

Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The “Guidelines and Standards for Residential Development” SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Section 4.1 of the Guidelines and Standards for Residential Development SPD states in relation to space standards:

- ‘(i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).’*

The proposed terraces would be located 18m from the community centre on the opposite side of the road. While this is not a habitable room, in the instance a terrace row was opposite, flexibility is afforded to the circumstances of the site and the presence of the existing terrace row with an 18m distance. As such, it is not considered the proposed space standards to the north are unacceptable, given the existing terrace row and form.

To the rear, the proposals have a 10.5m distance to the side boundary of the closest property on Castlemere St. As such, part (i) is met, and it is not considered the proposals would result in any unacceptable overlooking impact.

The neighbouring properties would inevitably be impacted by the presence of development when a significant time has passed where the site has been demolished. While the surrounding properties will be impacted, the proposal would utilise vacant land and has been designed as to mitigate any overshadowing or

overlooking impact on neighbouring properties, without the presence of outriggers and internal layout design

The proposed development would therefore be in accordance with the requirements of Core Strategy Policies P1, P3 and DM1, and the policies within the NPPF.

Occupier Amenity

Places for Everyone Policy JP-H3 states the Nationally Described Space Standards are to be taken into considerations when referring to the size of new dwellings.

In this instance the properties are 3 bedrooms, with a minimum double bedroom size of 11.7sqm. The size of the dwelling internally is 111sqm. As such, the proposal meets the standards for 4 bedrooms space standard for a 2 storey, 3 bed 5 bedspace dwelling. The rear garden area and front garden area in addition to this, would mean occupiers would benefit from an acceptable level of occupier amenity which is in compliance with Policy JP-H3 and the Nationally Described Space Standards.

All rooms have sufficient outlook and light, and it is not considered the occupiers would have any unacceptable level of amenity in the homes.

Ecology

Policy G6 of the Rochdale CS states we will expect development proposals to 'not sever, not impede the key functions of designated greenspace corridors or river valets, or detract from their natural, visual or recreational quality, but enhance their value and accessibility'.

It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

No Preliminary Ecological Appraisal was submitted with the plans and informal consultation with Greater Manchester Ecology Unit stated it is unlikely the presence of bats on the site or the end terraces, and any risk to bats can be mitigated by the submission of a working method statement, via planning condition. The application was received prior to the statutory adoption of mandatory biodiversity net gain and aerial imagery suggests the site has been overgrown across 20 years and the site would have low-value habitats. Conditions are secured to ensure biodiversity enhancements are secured to the site in the form of bat boxes.

Highways

Policy T2 of the adopted Core Strategy is regarding improved accessibility and parking and requires that developments provide parking in compliance with the Council's Car Parking Standards (CS Appendix C5). Policy JP-C8 of PfE states 'we will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments'.

The Council's Highways Officer was consulted on the application. No objections were raised. The Highways Officer notes that no parking has been provided however the site is located within close proximity of the town centre with road crossing links to

support pedestrian access. Additionally multiple sustainable transport options are within close reach of the site. Further to this existing Traffic Regulation Orders are located around the site to deter on street parking in dangerous locations.

As such, the Highways Officers conclude the scale of the development would result in no significant impact on the Highway capacity on the network. No concerns are raised regarding refuse collection or drainage.

It is noted by the case officer a number of objections were received regarding the issue of parking in the area and that existing restrictions in the area do not deter illegal on-street parking. While this is an issue to be taken into consideration, it is not the responsibility of the developer to eradicate existing parking issues within the area. While the proposed development may exacerbate these issues to a degree, the proposed development is within close reach of local centres and sustainably located to transport links, and it is not considered that a refusal on the basis of such additional impact could be sustained.

It is also noted a previous application at the site, for a markedly different development was dismissed at appeal (LPA Ref: 15/00639/FUL, PINS Ref: APP/P4225/W/15/314103), with the Inspector dismissing the appeal due to impact on highways safety and residential amenity concerns.

While the Inspector's comments are still relevant, it is considered by the case officer the parking demands for 3 ground floor retail units and 6 self-contained apartments are significantly different to the proposed development of 4 dwellinghouses. Therefore, while the parking situation surrounding the site is a material consideration, it is not considered the impact of 4 dwellinghouses in a sustainably located area would be unacceptable in this instance. As such, it is considered the proposal is in compliance with policies T2 and DM1 of the Rochdale CS, and the NPPF.

RECOMMENDATION

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:-

Proposed Elevations Rev A – Drawing No 10 January 2024
Proposed Elevations Rev A – Drawing No 4
First Floor Plans 09 Rev A – Drawing No 9
Typical Cross Section Rev A – Drawing No 06 – August 2023
Roof Plan as Proposed – Rev A – Drawing No 07 – August 2023
Site Plan as Existing – Rev A – Drawing No 08 – August 2023
Site Plan as Proposed – Rev A – Drawing No 02 – August 2023
Floor Plans as Proposed – Rev A – Drawing No 03 – August 2023
Location Plan – Rev A - Drawing No 01

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons-

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall be carried out in accordance with the approved remediation strategy thereafter.

No part of the development shall be occupied until a verification report demonstrating that the approved remediation has been implemented has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy thereafter. Prior to the first use or occupation of the approved development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted

to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

6. No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development, including rainwater goods have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, rainwater goods must be painted or have the appearance of the colour black. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

7. Notwithstanding details on the plans, no above ground works to the brick detailing shall take place until samples have been provided on site showing the proposed brick detailing, and/or have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

8. No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. No above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

10. No above ground works shall take place until the submission of a working method statement for bats has been submitted to and approved in writing by the Local Planning Authority. The submitted working method statement shall be prepared by a suitably qualified Ecologist. The development shall be carried out in accordance with the approved statement thereafter.

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

11. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

12. Prior to commencement of any above-ground works, a scheme of biodiversity enhancements to include, but not be limited to, the provision of bird boxes and bat boxes to be integrated to the fabric of the buildings, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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.

Report Author Rosalind Gralton