

APPLICATION NUMBER: 23/00784/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00784/FUL	Aimee Bovaird	6 November 2023

Address: Geometric House Townley Street Middleton M24 1AT

Proposal: Installation of external cladding/wall panels to front and side elevations including insertion of new windows on front and side elevations

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/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant with conditions
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CHECKED AND SIGNED OFF BY: LA DATE: 20.11.23

SITE

This site relates to Geometric House Townley Street. This is within the Defined Urban Area and a mixed employment zone.

The site is surrounded by residential properties to the west. South of the site is Grade II listed building St Michaels Church Of England. North and East of the site is a mix of residential properties and green space.

PROPOSAL

The application proposes the installation of external cladding/wall panels to the front and side elevations of the building, including the insertion of new windows on the front and side elevations.

The external alterations consist of removing windows on the ground floor and adding a window onto an existing door on the front (northwest) elevation. New sheet metal cladding is proposed on the front elevation.

On the south west elevation wall panels are proposed along with additional windows and sheet metal cladding. On the north east elevation the proposed changes will match the alterations on the south west elevation of additional windows, wall panels and sheet metal cladding.

Internal alterations on the ground floor consist of adding walls to create new rooms and moving internal stairs. Internal alterations on the first floor consist of adding walls to create new rooms and adding more bathrooms.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- SD1 Delivering sustainable development
- DM1 General Development requirements
- SO1 Delivering a more prosperous economy
- 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

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

05/D45901 - Change Of Use From Warehousing (B8 Use) To Industrial (B2 Use) - Approved

CONSULTATION RESPONSES

Conservation and Design

The following comments were received,

'The proposed changes would be seen as an improvement on the setting of the listed building, as the materials are of higher quality and the proposed fenestration more regularized compared to that which is presently there, which is sporadic and not seemingly in use.'

We will need photographic / product specifications of all cladding materials, windows, and other materials (any potential rainwater goods) prior to instatement. These should be chosen to be of sufficiently high quality. Finishing detail should ideally be in green or another, not intrusive colour. Details of all finishes should also be applied prior to instatement.

Ideally, windows will have powder coated aluminium frames or another kind of metal frame, as the building is in industrial use. The material of this could be agreed via condition as it is an industrial building in presently a commercial use. Cross sectional details and product specs/finishing details should be agreed with the LPA prior to instatement.'

Tree Officer

No comments received to date.

Highways and Engineering

The following comments were received,

'The application proposals would appear to have no direct impact on the adopted highway network therefore Highways raise no objection and require no specific planning conditions.'

REPRESENTATIONS

Letters of representation have been sent out to neighbouring properties and a site notice has been displayed in the vicinity. A press notice has also been posted. No responses have been received.

ANALYSIS

Principle of Development

The proposed dwelling is 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 proposed development is within the setting of a listed building new development should take this into account and enhance the character of the area.

In principle the development is considered acceptable and is therefore subject to consideration using detailed development management policies and guidance.

Character and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and

reduce long-term costs. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

Policy P2 of the Council's Core Strategy requires all development to conserve, enhance and promote key heritage assets. The Council's Conservation Officer has been consulted and finds that the proposed changes are considered an improvement on the setting of the listed building. This is acceptable as the appearance will not have a negative impact on the character and appearance of the area.

The building is an industrial building and the proposed cladding and wall panels are considered acceptable to keep with the character of the area. The Conservation Officer has asked that the windows are finished with powder coated aluminium frames or another type of metal frame. If the application is approved this can be secured via a condition.

In light of the above, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1, P2 and P3 of the adopted Core Strategy.

Amenity and Impact on Surrounding Occupiers

Paragraph 185 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative 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, including limiting the impact of light pollution from artificial light on local amenity. Policy G9 of the Core Strategy establishes that the Council will reduce all forms of pollution, and require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposed alterations will not result in loss of privacy for surrounding occupiers as the new windows will not look directly onto residential properties. The development will not result in unacceptable harm in terms of pollution.

The proposal would therefore accord in this regard with policies DM1 and P3 of the adopted Core Strategy and the NPPF

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework 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 are no proposed alterations the parking or highways surrounding the site. The Council's Highway Officer raised no objections to the proposal. As such it is considered that the proposal would not adversely impact on public and highway

safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to 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:-

Proposed Ground and First Floor Layout and Location Plan - Drawing
Number Three
Proposed Site Plan

and the development shall be carried out in 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. Prior to their installation, photographic details, cross sections, and product specifications of all cladding materials, windows and all other materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Insufficient detail has been provided, and in the interest of visual amenity and in compliance with policy DM1 and P2 of the adopted Rochdale Core Strategy 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 Aimee Bovaird