

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00299/FUL	Claire Ringwood	8 th August 2023

Address: 518-518A Bury Road, Rochdale, OL11 4DQ

Proposal: Removal of sections of cladding and application of external render to all elevations

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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
-----	--	---

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

RECOMMENDATION	GRANT subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RG

DATE: 18 August 2023

SITE

The application site is a two-storey building located on the corner of Bury Road and Oulder Hill Drive. The ground floor is in use as a dental surgery with two separate residential flats on the first floor with access from a separate entrance of Oulder Hill Drive. A small garden space was located at the south east corner of the plot. Two mature trees were at the southern boundary adjacent to the footpath to the surgery off the main road but at the time of the officer site visit these had been removed. There is an informal parking area to the western side accessed off Bury Road to the southwest.

Residential properties are located to the north and east of the site with commercial/retail buildings located to the south which are identified as within a local centre in Policy G/S/1 of the UDP.

The site is within the Defined Urban Area as identified in Policy G/D/1 of the UDP and within a SSSI Impact Risk Zone.

PROPOSAL

The proposal is for the removal of sections of cladding and for the application of external render to all elevations of the building.

The building is predominantly brick but there is white cladding to each two storey bay window (one facing Bury Road and the other facing Oulder Hill Drive) and grey tile cladding to one of the front entrances. The proposed render will be Weber PRAL Moncouche in chalk.

At the time of the officer site visit, works were ongoing at the application site and the front garden area was being used for storage of waste materials and the two mature trees had been removed. The agent confirmed the ongoing works were enabling works for clearing the site and providing a base to start the conversion which was granted planning permission under application 21/01783/FUL.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: P.100.01 – Location Plan
Flood Map for Planning
Received 23rd March 2023

Drawing No: P.100.08 – Block Plan
Received 19th April 2023

Drawing No: P.100.08 Rev A – Block Plan
Drawing No: P.100.22 Rev C – Window/Wall Section Rendered Finish
Received 27th April 2023

Drawing No: P.100.22 Rev A – Existing Elevations
Received 4th May 2023

Drawing No: P.100.16 Rev E – Proposed Elevations
Received 16th May 2023

Drawing No: P.100.14 Rev B – Existing & Proposed Plans
Received 18th May 2023

Drawing No: P.100.08 Rev B – Block Plan
Received 26th July 2023

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- T2 Improving accessibility
- DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

82/D14617 - Change Use from flat and ground floor living accommodation to dental and/or medical surgery. Refused.

87/D20847 - Change Use from shop and living accommodation to offices. Refused 15/10/1987.

93/D30166 – Change of Use from Shop to Physiotherapy and Sports Injuries Clinic. Approved 25/01/1994.

99/D36883 - Change of use from residential to form extension to existing dental surgery at 518A Bury Road. Approved 04/11/0199.

08/D50739 – Alterations to elevations of existing dental surgery. Approved 09/06/2008.

21/01783/FUL - Two storey side and single storey rear extensions following removal of existing side porch, change of use of first floor from residential accommodation to extension of dental surgery, construction of disabled access ramp on front elevation and formation of parking area and alterations to boundary treatments fronting Bury Road. Approved 21/04/2022.

CONSULTATION RESPONSES

Highways

It would appear that the proposals would have no impact on the highway network therefore Highways raise no objection to this application and request no specific planning conditions.

Tree Officer

No comments received at the time of writing.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters. No letters of representation have been received.

ANALYSIS

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state 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.

The proposal seeks to apply a chalk coloured render to all elevations of the building. This involves the removal of white cladding to the two storey bay windows and the tile cladding to one of the entrance doors fronting Bury Road.

The proposed render will result in a new appearance for the building however, the change is considered in keeping with the surrounding area where there are various degrees of render on neighbouring properties and buildings locally and where the Café Aylanto next door is painted white. The changes will also create a more uniform appearance on the building through the removal of the varied cladding types which do not current contribute in a positive way to the building's appearance.

Given the corner position of the site and the separation distance between Café Aylanto the proposal is not considered to have an unacceptable visual amenity impact on the closest neighbouring properties or have any harmful effect on the streetscene.

Subject to a materials condition, the proposal is considered acceptable and the application accords with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Impact on residential amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users.

The proposal will change the appearance of the building significantly however, it is not considered harmful to the amenity of neighbouring properties and would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT

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:

Drawing No: P.100.01 – Location Plan
Received 23rd March 2023

Drawing No: P.100.22 Rev C – Window/Wall Section Rendered Finish
Received 27th April 2023

Drawing No: P.100.16 Rev E – Proposed Elevations
Received 16th May 2023

Drawing No: P.100.08 Rev B – Block Plan
Received 26th July 2023

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The proposed render shall be weberpral monocouche in chalk as stated within the email sent to the Council by the agent received on 26th July 2023.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 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.