

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00326/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 03.06.2025 **EXT OF TIME**

Address: Grapes Inn 69 Norden Road Rochdale OL11 5PN

Proposal: Replacement fire escape stairway to side elevation

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?	N

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: TH **DATE:** 03.06.2025

SITE

The site relates to Grapes Inn, a two storey public house located on the western side of Norden Road.

The site is not within the setting of a listed building or conservation area, and the public house is not a non-designated heritage asset.

PROPOSAL

Planning permission is sought for a replacement fire escape exit stairwell on the southern elevation. The new staircase is metal and would replace the existing timber stairwell.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan

JP-P1 Sustainable Places

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

S03 Improving design, image and quality of place

P1 Improving image

P3 Improving design of new development

DM1 General Development Requirements

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Highways And Engineering

No objections

REPRESENTATIONS

The application was publicised by way of site notice and neighbour notification. No representations were received.

ANALYSIS

The key considerations relate to design

The principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy P3, DM1, Saved UDP policy G/D/1 and the NPPF.

Design and amenity

Policies DM1, P1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy JP-P1 of Places for Everyone Joint Development Plan states design should be durable, built to last and using robust materials that reflect local character, weather well and are easily maintained. In addition, paragraph 135 of the National Planning Policy Framework (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.

The proposal seeks permission for a replacement staircase on the southern side elevation of the Grapes Inn. The staircase as existing is a timber staircase painted black. The proposal seeks a metal replacement staircase with railings. A condition is secured to ensure the staircase is painted black to match the existing.

The replacement staircase would not be considered to result in an unacceptable impact upon visual amenity. As such it is considered that the proposal would accord with the requirements of Policy DM1, P1 and P3 of the adopted Core Strategy, JP-P1 of PfE, and the National Planning Policy Framework.

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:-

- Proposed Site Plan – PL07 P1
- Proposed Elevations – PL04 P1
- Existing and Proposed Ground Floor Plans – PL02 P1
- Location Plan – PL01 P1

and the development shall be carried out in complete 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 development hereby approved shall be constructed in materials contained within the approved application form, and the stairwell shall be finished black in colour.

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.

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