

APPLICATION NUMBER: 25/00158/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00158/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 14.04.2025 EXT OF TIME N/A

Address: Middleton Sales Rooms , 25 Townley Street, Middleton, M24 1AT

Proposal: Alterations to existing shop front including replacement fenestration and blocking up of window and door to rear elevation

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/A
-----	--	-----

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 10/04/2025

SITE

The application relates to no. 25 Townley Street, a red-brick, mid-terrace property which dates to the nineteenth century and occupies a prominent corner location with its curved shop front facing the highway junction of Townley Street and Oldham Road. The existing shop front has traditional features such as two recessed front entrance doorways, brick stallrisers below the display windows and attractive timber doors. The site is located approximately 93m southeast of the Middleton Town Centre Conservation Area.

PROPOSAL

Permission is sought for the replacement of the existing front elevation windows and doors with uPVC double glazed units. The proposals also include the blocking up of a window and door to the rear elevation. No detailed specification has been provided for the new windows and doors.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

SO3 Improving design, image and quality of place
P3 Improving Design of New Development

DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
G/R/1 Physical Regeneration
EC/3 Mixed Employment Zones

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted within the vicinity of the site. No comments were received.

AMENDMENTS

N/A

ANALYSIS

Design and Appearance

Paragraph 135 of the NPPF requires new development to be *‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping’* in addition to ensuring they are *‘sympathetic to local character.’*

Policy JP-P1 of the Places for Everyone Joint Development Plan states that development should, wherever appropriate, have a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *‘of high quality design and take the opportunity to enhance the quality of the area’* and to *‘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.’*

Subject to a condition requiring the submission of a full product specification for the windows and doors, the proposals are considered to be acceptable given that the traditional features of the existing shop front would be retained. Additionally, no concerns are had with the blocking of a window and door to the rear elevation given the lack of public visibility owing to existing screening.

Taken as a whole, the design of the proposed works would be acceptable, in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of Places for Everyone and the NPPF.

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. The permission relates to the following plans:

Existing & Proposed Plans & Elevations. Dwg no. 01 25 09 (1 of 2).

Site & Location Plans. Dwg no. 01 25 09 (2 of 2).

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 adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. No windows or doors shall be installed until full product specifications for such windows and external doors 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.

4. The materials used to block up the window and door within the rear elevation facing east shall match the brickwork used in the construction of the exterior of the existing building

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 Bob Melling

