APPLICATION NUMBER: 22/00827/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00827/FUL	Rachel Carney	18 August 2022

Address: 297-303 Oldham Road Rochdale OL16 5JG

Proposal: Alteration to fenestration on front and rear 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
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: AT **DATE: 19.08.2022**

SITE

297-303 Oldham Road is a row of terraced properties that have until recently been under commercial use as a tile shop. The site is within the Oldham Road/Royds

Street West local centre and the surrounding area is a mix of commercial and residential uses. There is also a large health centre to the opposite side of Oldham Road.

PROPOSAL

The application seeks permission to alter the fenestration to the front and rear elevation.

To the front, the existing elevation includes shop front windows and roller shutter doors. It is proposed that these be removed and the windows replaced with smaller windows to match the size of the windows to the first floor and also align vertically. Two new entrance doors are also proposed (one retained) and the brickwork around the alterations is to be made good (in-filled) and finished with a matching render. The existing sign, alarm boxes, cctv etc is also to be removed (this does not require planning permission).

To the rear elevation the layout of fenestration is again proposed to alter and the existing roller shutters removed. The new layout would involve the removal of some window opening and doors and the reduction in size of others. The existing AC units and much of the external plumbing is also to be removed (this does not require planning permission). The brickwork around the elevations is to be made good and finished with a matching render.

New windows at the site are to be plastic frames with double glazed units and doors at to be steel with a polyester powder coat finish.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E1 Establishing thriving town, district and local centres
P1 Improving image
P3 Improving design of new development

Unitary Development Plan (UDP):

D/M/1 Defined Urban Area
G/R/1 Physical Regeneration
S6 Local Centres

RELEVANT SITE HISTORY

81/D12968 - Change Of Use Of Dwelling To Hairdressers - Approved
85/D18028 - Formation Of Two Flats Over Existing Shops - Approved
08/A5665 - Internally Illuminated Fascia Sign (Retrospective Application) – Granted
22/00836/PRA56 - Prior approval application for change of use from commercial use (Class E) to 8 self-contained flats (class C3) - Undetermined

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

The application has been publicised with neighbour notification letters and no letters of representation have been received.

ANALYSIS

A separate prior approval application (22/00836/PRA56) to change the use of the application from commercial use to 8 self-contained flats is currently under consideration. It is recognised that the current application has been submitted to provide the layout and access required for the proposed residential use, indeed proposed floor plans submitted with this application show the proposed residential layout. Nonetheless, the acceptability of the residential use is not for consideration under this application and the assessment below must relate only to the changes in fenestration applied for.

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. Paragraph 130 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The application seeks to remove the existing shop fronts to the front elevation and alter the fenestration to a more domestic form and layout. The existing front elevation with its large shop front windows and close grille shutters is not of a particularly high design and it is recognised that the style of shutters is not the open grille type that is generally recommended by the Local Planning Authority. As such, the existing frontage does not provide positive contribution to the street scene, although it is recognised that it is in keeping with the commercial character of this area of Oldham Street which lies within one of the boroughs local centres.

Through removal of the shop frontages, it is recognised that the layout of the properties would not be as suitable for commercial use, however, as referenced above, the use does not comprise part of the applications assessment. Nonetheless, were the proposed fenestration changes to the building to take place, it would still be possible to carry out a Class E commercial use at the site, it would just have a less public-facing frontage.

With the above in mind, it is considered that the proposed alterations to the front elevation would be acceptable in terms of visual amenity and their impact on street scene. The proposed layout include ground floor fenestration that matches and aligns with that existing at first floor, with separate entrance doors that are of standard proportions. The new layout would provide a regular pattern of window and doors, which would significantly improve the symmetry of the building and its general

layout. This would in turn significantly improve the visual appearance of the building within the street scene and improve the wider visual amenities of the area.

Turning to the rear elevation, the proposed fenestration would be less regular in terms of its layout, but it would still improve the appearance compared to existing. The new layout would appear much less cluttered, particularly with the removal of the AC units and much of the plumbing, and the removal of roller shutters and the introduction of more standard and regular scaled windows and doors would improve the elevations appearances.

For windows and doors to the front and rear elevations it is recognised that the application includes information on materials (plastic windows and steel, powder coated doors) but there is no detail on colour or detailed sections showing the specification and fitting details of the windows. This information will need to be conditioned upon any approval.

There are considered to be no additional considerations for this application as it only relates to the external changes in fenestration. As such this application is considered to be acceptable and the recommendation is for approval.

RECOMMENDATION **APPROVE**

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:

- Location Plan – Drawing no. S477-03
- Existing Ground Floor Plan – Drawing no. 10271_001_1
- Existing First Floor Plan – Drawing no. 10271_001_2
- Existing Basement Floor Plan – Drawing no. 10271_001_3
- Existing Section – Drawing no. 10271_001_4
- Existing Elevations – Drawing no. 10271_01_05
- Proposed Floor Plans – Drawing no. S471-01
- Proposed Elevations – Drawing no. S471-02

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 and the National Planning Policy Framework.

3. Prior to their first installation a scheme for the full specification of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include, the colour and at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in 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.

Notes for Applicant:

Report Author Rachel Carney