

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00069/FUL	Claire Ringwood	3 rd December 2024

Address: 28 Church Stile Rochdale OL16 1QE

Proposal: Change of use and conversion of existing nursery to 1 x 1 bed and 1 x 2 bed self-contained apartments and partial demolition of detached outbuilding to a 1 x 1 bedroom apartment (Class C3) alteration to fenestration, application/replacement of render, removal of external staircase, alteration to boundary treatment, car parking and landscaping

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
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 6 December 2024

SITE

The application site relates to land occupied by 28 Church Stile which includes a vacant two storey building to the frontage which was previously occupied by Seeros Central Daycare and a two storey vacant outbuilding to the rear, previously used as a workshop. A single storey garage is attached to the outbuilding. The outbuilding is brick built, with ground floor windows facing into the site and 3 first floor windows facing the rear of the site. The outbuilding is rendered to the front and side elevations and has a flat roof. The day-care centre comprises pebble dash render and it also has a flat roof.

There is an external staircase to the main building with parking spaces to the frontage. Timber fencing encloses the site from the front. The submitted Existing Site Plan shows two car parking spaces outlined in red which are located on the road, it is not clear whether these are specifically allocated to the site as there is a speed hump and white line to the front of the main building along with a 'Resident permit holders only' sign. The submitted Supporting Statement refers to the premises retaining 2 residents parking permit spaces but this may be that two permits will be retained and not two parking spaces to the front of the site.

28 Church Stile is an end of terrace property that is attached to three residential terrace properties that have pitched roofs. To the north of the site is the rear boundary of bungalows on Chancel Place. To the east is a single storey snooker club and sports bar. Properties at 70 and 72 Great George Street are located to the south east of the site. The surrounding area is a mixture of residential and commercial uses with a public garden opposite.

The site is within a Defined Urban Area (UDP Policy G/D/1) and a Physical Regeneration Area (Policy G/R/1). The site is also within an SSSI Impact Risk Zone.

DISCUSSION WITH AGENT/APPLICANT

The application originally proposed the creation of 2 x 2 bedroom flats within the main building (one on each floor), 1 x 2 bedroom flat on the ground floor of the storage unit and a 1 x 1 bedroom flat above. Officers raised concerns with this proposal namely:

1. Bedroom sizes;
2. Distances between residential units;
3. Relationship between the buildings due to limited distances;
4. Location of bike store.

A meeting was held with the applicant and agent and amended plans have been submitted which now includes the partial demolition of the outbuilding so that it is single storey.

PROPOSAL

The amended proposal involves the creation of 1 x 2 bedroom and 1 x 1 bedroom flats within the main building (one on each floor) and a 1 bedroom flat on the ground floor of the storage unit/workshop at the rear. The existing external staircase and an external wall are to be removed.

The proposal involves a new front door to the main building along with a new ground floor rear window. Additional windows and doors are proposed to the front elevation of the outbuilding. The outbuilding will be partially demolished with the first floor and single storey element removed and a new flat roof constructed.

3 standard parking spaces and one disabled parking space are proposed to the north of the main building along with bin storage. A 900mm masonry wall is proposed to the front boundary and to the rear of the car park (although the application form states this is timber). Cycle storage and a landscaped courtyard are proposed to the outdoor space alongside some planting.

The materials will consist of off white smooth render (the submitted plans states pale grey) and UPVC front doors. The submitted plans state existing windows will be sprayed dark grey and the existing brick is to be cleaned.

PLANS AND DOCUMENTS SUBMITTED

Drawing No: PL 01 – Existing Plans: Rear Storage Unit
Drawing No: PL 02 – Proposed Plans: Rear Storage Unit
Drawing No: PL 04 – Existing Site Plan
Drawing No: PL 05 – Existing Plans: Rear Storage Unit
Drawing No: PL 06 – North Elevation
Drawing No: PL 07 – Proposed / Existing West_East Elevations
Drawing No: PL 08 – Proposed / Existing Storage Unit Elevations
Drawing No: PL 09 – Proposed / Existing Storage Unit Elevations
Supporting Statement
Received 23rd January 2024

Drawing No: PL 03 Rev A – Proposed Plans: Former Nursery
Drawing No: PL 05 Rev A – Proposed Site Plan
Drawing No: PL 10 Rev A – Location Plan
Design and Access Statement
Received 19th March 2024

The following amended plans were submitted 15th May 2024:

Drawing No: PL 02 Rev A – Proposed Plans: Rear Storage Unit
Drawing No: PL 03 Rev A – Proposed Plans: Former Nursery
Drawing No: PL 05 Rev A – Proposed Site Plan

The following amended plans were submitted on 14th November 2024:

Drawing No: PL 03 Rev E – Proposed Plans: Former Nursery
Drawing No: PL 07 Rev A – Proposed / Existing West_East Elevations
Drawing No: PL 08 Rev A – Proposed / Existing Storage Unit Elevations
Drawing No: PL 09 Rev A – Proposed / Existing Storage Unit Elevations

The following amended plan was submitted on 28th November 2024:

Drawing No: PL 02 Rev E – Proposed Plans: Rear Storage Unit

The following amended plan was submitted on 29th November 2024:

Drawing No: PL 05 Rev D – Proposed Site Plan

RELEVANT SITE HISTORY

13/00811/FUL - Change of use to a Daycare Nursery (use class D1). Withdrawn 01/11/2013.

14/01134/FUL - Change of use to a childrens' Daycare Nursery (use class D1) including the erection of an external staircase together with roller shutters to ground floor front and rear windows and doors- resubmission. Approved 11/11/2014.

23/00685/FUL - Conversion of existing 2 storey workshop building to two self-contained dwellings. Alterations to fenestration to front, rear and south side elevations and formation of new external access staircase. Refused 20/09/2023.

This application was refused for the following reasons:

1. The proposed addition of an external staircase to the front (west) elevation and lack of any proposed treatment or repair to the external materials to external elevations of the existing outbuilding would result in a small apartment building that would appear unsightly and detrimental to the character and appearance of the street scene and group of buildings the proposed small apartment building is part of. As such, the proposed development would fail to accord with Policies C1, P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and Paragraph 130 of the National Planning Policy Framework
2. By virtue of the lack of appropriate windows serving habitable rooms to the proposed ground floor apartment and lack of appropriate, safe access to the proposed first floor apartment, the proposal would fail to provide suitable living conditions for future occupiers of the proposed dwellings (lack of suitable outlook and access to daylight to ground floor occupiers and lack of appropriate, safe access for first floor occupiers). As such, the proposed development fails to be consistent with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and Paragraph 130 of the National Planning Policy Framework.

SUMMARY OF CONSULTATION RESPONSES

Greater Manchester Fire & Rescue Service

The above proposal should meet the requirements for Fire Service access.

[A full copy of the letter has been sent to the agent]

Highways

No objections to this development.

TfGM

The quantum of development does not trigger the requirement for a highway impact review by TfGM.

Drainage & Flooding Officer

No objection subject to a condition requiring the submission of a sustainable surface water drainage scheme.

Greater Manchester Ecology Unit

The building appears to have very limited potential to support protected species such as bat given it has no roof space and the work to the structure is very limited.

Environmental Health (Noise)

This section has no objections in principle subject to conditions relating to a construction management plan and working hours.

Conservation Officer

Subject to a materials condition, it is considered that the proposal would have a neutral impact on the significance of nearby heritage assets.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. No representations have been received.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

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-S1: Sustainable Development
JP-S4: Flood Risk and the Water Environment
JP-J1: Supporting Long-Term Economic Growth
JP-H3: Type, Size and Design of New Housing
JP-H4: Density of New Housing
JP-G7: Trees and Woodland
JP-G8: A Net Enhancement of Biodiversity and Geodiversity
JP-P1: Sustainable Places
JP-P2: Heritage
JP-C8: Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

DM1 General Development requirements
SD1 Delivering sustainable development

SO1 To deliver a more prosperous economy

E2 Increasing jobs and prosperity

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C2 Focusing on regeneration areas and economic growth corridors/areas
C3 Delivering the right type of housing
C6 Improving health and wellbeing

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

SO4 Promoting a greener environment

- G6 Enhancing green infrastructure
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area**
- G/R/1 Physical Regeneration**

Supplementary Planning Documents/Guidance:

Guidelines and Standards for Residential Development SPD (June 2016)

ANALYSIS

Principle of Development

The application site is allocated within the Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any application on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside. Paragraph 11 of the NPPF sets out the 'presumption in favour of sustainable development' and states that development plans should be approved without delay. Having specific regard to residential developments, paragraph 60 of the NPPF requires Local Planning Authorities to "support the Government's objective of significantly boosting the supply of homes". Paragraph 70 of the NPPF also states that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area'.

Policy E2 of the Core Strategy states that the Council will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous lower carbon economy. The previous use as a nursery ceased a number of years ago due to a fall in demand and the workshop looks to have been empty for some time. The site is in need of improvement and is predominantly surrounded by residential properties. The change of use of the buildings are therefore considered acceptable in principle and it will bring the site back into viable use subject to all other material considerations below being acceptable.

Design and Appearance

The existing buildings are an anomaly within the streetscene and lack any architectural features and the site is looking tired and run down. The proposal would include new off-white render finish with existing/new windows in dark grey to both buildings. The amendments include the partial demolition of the outbuilding to create a single storey flat roof building. The alterations to the fenestration is considered acceptable and the proposals would improve the current appearance of the buildings.

On this basis, the application is considered to accord with Core Strategy Policies P3 and DM1, Policy JP-H3 of PfE and the NPPF subject to a condition requiring details of the materials to be submitted.

Residential amenity - living conditions for existing and future residents

Neighbouring properties

Space Standards & Privacy

The outbuilding at the rear has been considerably reduced in size and is now single storey in height. There are some windows to the rear elevation of the main building that face a window and door on the outbuilding with a distance of approximately 8.6m between the two which is below the distance required in the Council's SPD. However, the window to the ground floor of the outbuilding which directly faces the main building is proposed to be obscure glazed (secure by condition). As such, although the distances between the proposed dwellings do not conform to the Council's SPD the use of obscure glazing and the positioning of the outbuilding are not considered harmful to future occupiers of the proposed flats.

The proposed dwelling in the outbuilding would back onto the single storey snooker club and sports bar to the rear. The adjoining properties at 29, 30 and 31 Church Stile are two storey terrace properties whilst there are bungalows to Chancel Place and a pair of two storey semi-detached properties on Great George Street.

The single storey nature of the outbuilding is not considered to have a detrimental impact on neighbouring properties in regards to overlooking or loss of privacy and the relationship between the proposed dwellings in the main building and neighbouring properties remains as existing. To ensure privacy between the proposed dwellings, obscure glazing will be required to some windows and this will be controlled by way of condition. There are a number of trees along the boundary with the rear of properties on Chancel Place. To ensure privacy is retained along this section of boundary a condition requiring the submission of boundary treatment details will be required as works to these trees will likely be required.

As the main building is already in-situ and the outbuilding will be significantly reduced in size, Officers do not consider there would be any impact in regards to visual dominance, loss of light or overbearing effects of the proposal on the neighbouring properties.

The Council's Environmental Health Officer has reviewed the application and advised that there are no objections in principle subject to a condition requiring a construction management plan, to cover areas such as noise, vibration, mud and dust suppression and a condition restricting the site hours.

Future occupier amenity

Internal layout

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures.

The submitted floor plans show the following measurements:

Outbuilding

Flat 1 (ground floor) 1 bedroom = 66sqm

Main Building

Flat 3 (ground floor) 2 bedrooms = 101sqm

Flat 4 (first floor) 1 bedroom = 83sqm

Overall, the floor areas of the proposed flats meet the NDSS and bedrooms meet the space requirements for single and two person rooms.

The proposed flats have adequate living/kitchen to bedroom ratio. All habitable rooms have windows and with the amendments made, all habitable rooms would be provided with a sufficient level of daylight and sunlight.

Bike storage has also been relocated to the southern boundary of the site and due to the amendments made, is now separated from the proposed flats which is considered acceptable.

Overlooking and loss of privacy

The amended plans have now overcome officer concerns in respect of loss of privacy and overlooking by introducing obscure glazing to certain windows and removing the first floor element of the outbuilding and its single storey addition.

Amenity space

The proposed ground floor flat to the main building has a small front yard to its frontage and there is separate access proposed for the first floor flat. A communal area is proposed between the rear of the main building and the front of the outbuilding which would mainly consist of hardstanding with some planting to the centre. The communal space can be used for sitting out and/or drying clothes, whilst public open space is available directly adjacent the site. Overall the provision of amenity spaces for the new residents is therefore acceptable.

Following the amendments made to the scheme, the proposed development is considered acceptable in regards to the living environment of future occupiers of the proposed flats in terms of loss of light, loss of outlook, loss of privacy, overlooking, noise and disturbance. The proposal is therefore in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

Highways and Parking

The submitted Proposed Site Plan shows 4 parking spaces to the north of the site which includes one disabled parking space. The Council's Highways Officer has reviewed the application and raised no objections in regards to parking provision, access and servicing arrangements. The application site is located in a sustainable location, close to the Town Centre, amenities and public transport links.

Bin storage and cycle storage is proposed which will be secured by conditions.

As such, the proposal is in accordance with Part 3.13 of the Rochdale Design Supplementary Planning Document, Policies T2 and C5 and Appendix 5 of the Core Strategy, Policy JP-C8 of PfE and the NPPF with regards to highway safety and parking provision.

Flood Risk and Drainage

The proposal would replace the existing tarmac with permeable paving. No details of the proposed permeable paving has been submitted with the application however, the Council's Flooding and Drainage Officer has reviewed the application and advised that this matter can be dealt with by way of a suitable condition requiring details of a sustainable surface water drainage scheme. Given the existing site context and dcale of proposal, and considering this matter will be dealt with by Building Regulations, Officers do not consider that a condition is proportionate or required in this instance.

As such, officers are satisfied that the proposal would be in accordance with Policy G8 of the Core Strategy, Policy JP-S4 of PfE and the National Planning Policy Framework.

Ecology

The building appears to have very limited potential to support protected species such as bats given it has no roof space and the work to the structure of the buildings are very limited. The Council's Ecologist has reviewed the application and advised there are no objections subject to any works being undertaken, which may impact on habitats, should not be undertaken in the main bird nesting season. The applicant must be aware that ecological advice should be sought if they find or suspect that the proposals will impact on protected species. These matters can be addressed through a condition and an informative.

In light of the above, subject to an appropriate condition and informative, the proposal is in accordance with Policies G6 and G7 of the Core Strategy, Policies JP-G6, JP-G7 and JP-G8 of PfE and the NPPF.

Biodiversity Net Gain

As of 2 April 2024, Biodiversity Net Gain Requirements apply to all minor applications for full planning permission. The application pre-dates this becoming mandatory and therefore is not subject to the statutory BNG requirements. Nonetheless, the proposal relates to areas of hardstanding and urban development with no habitat units on site in any case. However, planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system and wherever possible, measures to enhance the site for biodiversity should be secured as part of a planning application in line with the NPPF. Given there is potential for some small scale gains through the planting to the courtyard or potential for incorporation of bird or bat boxes, this matter can be dealt with by way of a biodiversity enhancement condition.

RECOMMENDATION

GRANT subject to the following conditions:-

1. TIME LIMIT

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. APPROVED PLANS

This permission relates to the following plans:

Drawing No: PL 10 Rev A – Location Plan
Received 19th March 2024

Drawing No: PL 03 Rev E – Proposed Plans: Former Nursery
Drawing No: PL 07 Rev A – Proposed / Existing West_East Elevations
Drawing No: PL 08 Rev A – Proposed / Existing Storage Unit Elevations
Drawing No: PL 09 Rev A – Proposed / Existing Storage Unit Elevations
Received 14th November 2024

Drawing No: PL 02 Rev E – Proposed Plans: Rear Storage Unit
Received 28th November 2024

Drawing No: PL 05 Rev D – Proposed Site Plan
Received 29th November 2024

and the development shall be carried out in accordance with the approved drawings.

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. CONSTRUCTION METHOD STATEMENT

No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- vi) a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
- vii) control of noise, vibration, mud and dust suppression.

The development shall be carried out in accordance with the approved CMS.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents prior to commencement of any building or engineering works on site.

4. BOUNDARY TREATMENT

No development shall commence until details of the proposed boundary fencing to all boundaries has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include retained, repaired and replaced fencing, height, materials and any additional measures/specifications.

Reason: To safeguard the amenities of the adjoin neighbouring properties from overlooking and loss of privacy and in the interests of visual amenity and the character of the area in accordance with Policies P3 and DM1 of the Rochdale Core Strategy and the Council's Guidelines and Standards for Residential Development SPD.

Reason for pre-commencement condition: Boundary treatment will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

5. MATERIALS

Notwithstanding any description in the application, no above ground works, other than demolition, shall take place until samples and/or full specification of materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details before the development is first brought into use and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. VEHICLE PARKING

The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with of policies T2 and DM1 of the Core Strategy.

7. BIN STORAGE

The development hereby approved shall not be occupied until such time as the proposed bin storage areas as indicated on the plans hereby approved have been provided and made available for use. The facilities shall thereafter be retained for its intended purpose.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. CYCLE STORAGE

The development hereby approved shall not be occupied until the bicycle parking facility for the building has been provided in accordance with the plans hereby approved. The facility shall be covered and secure and shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar and to ensure the storage is secure in accordance with Policy T2 of the adopted Rochdale Core Strategy.

9. LANDSCAPING SCHEME & TREE REPLACEMENT

Notwithstanding the details shown on the approved plans, prior to first occupation of the dwellings hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy G6 of the Rochdale Core Strategy.

10. REMOVAL OF TREES AND SHRUBS

No removal of, or works to, any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the Core Strategy and the National Planning Policy Framework.

11. BIODIVERSITY ENHANCEMENTS

Prior to first occupation, a scheme of biodiversity enhancements for the site has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. OBSCURE GLAZING

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the windows shown on the plans hereby approved as 'etched glass' shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located. The windows shall be glazed with obscure glass to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

The applicant is advised that protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant is being advised that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.