

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00578/FUL	Rosalind Gralton	10 August 2023

Address: Beechwood House Milnrow Road Rochdale OL16 2AA

Proposal: First floor infill extension including render - Retrospective

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?	Y

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

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 30 August 2023

SITE

The site relates to a two storey property to the rear of Britannia Motors 4x4 Ltd. The building is rendered and has roller shutters to windows to ground floor elevations. One half of the building benefits from painted pink fascia and windows, while the other half shows white UPVC windows. The building is rendered.

The site has historic permissions for retailing, showrooms, storage and light industrial. Advertisements on the building fascia indicates the site may be used as a sunbed shop, and an advert for a boutique shop is also shown.

Floorplans show the use of the buildings as manufacturing, a B2 use.

PROPOSAL

The proposal relates to retrospective permission for a first floor infill extension including external rendering.

The proposed infill extension includes a window to the southern and northern (front and rear) elevations.

The application does not relate to any other works or operations.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1 – Delivering a more prosperous economy

E2 – Increasing jobs and prosperity

E3 – Focusing on economic growth corridors and areas

SO2 – Creating successful and healthy communities

C2 – Focusing on regeneration areas and economic growth corridors/areas

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

EC/3 – Mixed Employment Zone

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

79/D09717 - Use of Ground Floor for printing and first floor for manufacturing and retailing with auxiliary office accommodation

CONSULTATION RESPONSES

Highways And Engineering

The Council's Highway's Engineers were consulted on the application. Their comments are as below:

'The proposed extension would appear to have little impact on the adopted highway network and would generate very little parking demand.'

Highways would raise no objection to this application and we would request no specific planning conditions.'

REPRESENTATIONS

The application was publicised by way of neighbour notification. One response was received objecting to the application.

Concerns were raised regarding the retrospective nature of the proposals, the builders used to undertake the work, concerns regarding gates to the rear which were erected.

Officer Response: *From the site visit it is unclear where these gates referred to are positioned. Nonetheless the application relates only to the works as set out in the description of development. Should they wish to raise concerns with planning enforcement concerns raised can be investigated. The company used to undertake the work is not a material planning consideration. The application's description refers to the retrospective nature of the work.*

ANALYSIS

The proposal relates to an infill extension to an existing two storey part single storey building within the Defined Urban Area. The proposed floor plans show the use of the building as for manufacturing, with office and store space. Given the site is within a Mixed Employment Zone, it is not considered unacceptable for the extension of this unit, and therefore is acceptable in principle.

Visual amenity

The application seeks planning permission for retrospective permission for the erection of a first floor extension. The extension size would equate to 15sqm of space, and would be sited above the existing first floor extension. The additional room is marked on drawings as a 'store'.

The proposal would have a flat roof to match the existing building, and would have a window on each side elevation of the building. The proposed extension would not result in an incongruous appearance, and would not be out of keeping with the appearance of the area.

It is noted the extension has been rendered in a colour which does not match the building exactly. A condition is secured to the decision notice ensuring matching render be sought, or the render is painted to match the existing render on the building.

Neighbour amenity

The proposal would increase floorspace by 15sqm, and would not result in an intensification of use which would be considered over and above the existing building. A window is located on both elevations, however given the industrial surroundings, it is not considered the proposal would result in any unacceptable overlooking impact. As such, the proposal is considered in compliance with Policy DM1 of Rochdale CS and relevant policies contained within the NPPF.

Highways

The Council's Highways officer was consulted on the application, and no objections were raised. It is therefore considered the proposal is in accordance with Policy T2 and DM1 of the Rochdale CS and relevant paragraphs of the NPPF.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. This permission relates to the following plans:-

'Pre Existing Floor Plan' 2016/1

'Proposed Floor Plan' 2016/2

'Existing and Proposed Elevations and Site Plans' 2016/3

'Existing and Proposed Elevations' 2016/4

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.

2. Notwithstanding any description of materials in the application, the render applied to the extension hereby approved should match that of the main building in colour, texture and type.

Reason: In the interests of amenity and in compliance 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.