

## DELEGATED DECISION CHECKLIST AND REPORT

**APPLICATION NO.**

25/00477/FUL

**CASE OFFICER**

Aimee Bovaird

**DETERMINATION DATE** 18.07.2025 **EXT OF TIME** 19.09.2025

**Address:** 6 Bethel Street Heywood Rochdale OL10 1HU

**Proposal:** Change of use from Funeral Directors to 4 no. bedroom House of Multiple Occupation (HMO) Use Class C4 with bin storage area to the south 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 |
|-----|--------------------------------------------------|---|

|            |                                                                      |   |
|------------|----------------------------------------------------------------------|---|
| 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:** 19.09.2025

### SITE

The site is located at 6 Bethel Street, Heywood. This building is two storey and finished on brick. It used to be a Funeral Directors however is now vacant and the business moved to the neighbouring building. The surroundings land used are

mixed, the funeral directors and associated carparking are to the south of the site, residential dwellings surround the site and north east of the site is a church. There is no off street parking associated with the dwellings

The site is located in Heywood Town Centre.

## **PROPOSAL**

The application seeks permission for the change of use from Funeral Directors to 4 no. bedroom House of Multiple Occupation (HMO) Use Class C4 with bin storage area to the south elevation. No external alterations are proposed.

The existing building consists of two rooms, a hall, bathroom and laundry room on the ground floor. The second floor consists of one room and a storage room. The proposed ground floor will provide a hallway and two living/en-suite bedrooms. The proposed first floor will also provide two living/en-suite bedrooms together with a communal kitchen.

No external alterations are proposed.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

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

### **Sub-Regional**

### **Places for Everyone Joint Development Plan (PfE)**

#### **7. Places for Homes**

JP-H 3            Type, Size and Design of New Housing  
JP-H 4            Density of New Housing

#### **9. Places for People**

JP-P 1            Sustainable Places

### **Adopted Rochdale Core Strategy (CS):**

#### **SO1            Delivering a more prosperous economy**

E1            Establishing thriving town, district and local centres

#### **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

#### **SO3            Improving design, image and quality of place**

P3            Improving design of new development

**SO5**                    **Improving accessibility and delivering sustainable transport**  
T2                      Improving accessibility

DM1                  General development requirements

Unitary Development Plan (UDP):  
**G/D/1                  Defined Urban Area**

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

### **RELEVANT SITE HISTORY**

18/01439/FUL - Change of use from funeral directors to 7 no. bedroom House of Multiple Occupation (HMO) Use Class C4 including installation of single window to first floor rear elevation and reinstatement of ground floor side window together with erection of 1.5m high boundary fencing – withdrawn

19/00453/FUL - Change of use from funeral directors to 4 no. bedroom House of Multiple Occupation (HMO) Use Class C4 including installation of single window to first floor rear elevation and reinstatement of ground floor side window together with erection of 1.5m high boundary fencing - Resubmission of 18/01439/FUL. Approved

### **CONSULTATION RESPONSES**

#### Highways And Engineering

No objections

#### Env Health - Noise/Odours

No comments received to date

#### Strategic Housing - HMO

No objection.

### **REPRESENTATIONS**

Letters of representation have been sent out to surrounding properties and no comments have been received.

### **ANALYSIS**

#### Principle of Development

The principle of development was established in the previous application 19/00453/FUL and was considered acceptable.

Policy E1 of the Rochdale Core Strategy states that the Council will focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the Borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations. Specifically, the CS notes that centres have the potential to play an important role in providing new quality housing in sustainable locations.

Through information submitted by the applicant it is noted that the property was never occupied following the previous approval, however external works have been carried out associated with that permission.

The NPPF sets out clear that residential development within existing centres is to be encouraged, where it does not explicitly damage the viability and vitality of the centre or detract from the provision of other employment space. As the property is vacant the proposed use would bring the property back into a viable use. Given the location of the site in a well-established town centre, it is considered that the development would benefit from sustainable access to services and employment opportunities.

It is not considered that any relevant policies or circumstances have changed such that the above conclusions do not stand. The principle of development is therefore still considered acceptable.

#### Housing standards and residential amenity

The Housing Act 2004 introduced a licensing requirement for larger HMOs. The proposal falls within the Act's definition of an HMO by way of the intention of it to be occupied by more than one household and in which more than one household shares an amenity, and is: the household's only or main residence; a refuge by persons escaping domestic violence; during term-time by students; or some other purpose prescribed by regulations.

The Council's HMO department has been consulted and provided a response. They have confirmed the proposed plans meet the HMO standards and raised no objections. However, it is important to highlight that HMO standards require smaller room sizes than the nationally described space standards. Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. Officers are satisfied that the application meets the space standards.

Protection of residential amenity is considered under Paragraph 135 of the NPPF which states developments should ensure a high standard of amenity for existing and future users. Policy DM1 of the adopted Rochdale Core Strategy also states development proposals should ensure they "do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."

The proposal would provide adequate light and outlook to all habitable rooms.

The site does not provide any outdoor amenity space however on balance is considered acceptable due to the close proximity to Heywood Town Centre.

#### *Noise and Disturbance*

Policy G9 of the adopted Core Strategy also requires new development does not have impacts that lead to an unacceptable level of noise (inter alia) pollution.

With regards to the subdivision of dwellings, or conversion into an HMO, paragraph 4.12 of the SPD states:

*"The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be*

*affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units; terraced properties, unless large, are less suited to this form of development because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded."*

The building is detached and has previously been granted permission for four bedrooms. Four bedrooms are proposed as part of this application, and this is not an intensification.

Neighbours have been consulted, and no objections have been received. Having regard to the matters above, it is considered that the difference between the existing use and the proposed use is not so significant as to warrant refusal of the application on the grounds of noise and disturbance to neighbours.

### *Privacy*

The Guidelines and Standards for Residential Development sets out in section 4.1 space standards new development should adhere to, '10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room'. The single storey complies with these standards.

No concerns are raised with regards to a loss of privacy as the proposal would not introduce any direct facing upper floor windows and would not offer any unacceptable vantage points into surrounding garden areas.

Overall, it is considered that the proposal would result in a satisfactory standard of visual amenity and would accord with the aims of Policies P3 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

### Character and Appearance

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

There are no external alterations proposed to the dwelling therefore there will be no impact on the character or appearance of the area.

Overall, and on balance, it is considered that the proposal would result in a satisfactory standard of design and would accord with the aims of Policies P3 and DM1 of the adopted Core Strategy, the SPD and the NPPF.

### Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those

who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council's Highways Officer has been consulted and raised no objections. It is acknowledged the development will result in an increase in parking demand (but typically with low levels of car ownership). The development is close to Heywood Town Centre and public transport

As such it is considered the proposal would comply with highway safety and would accord with Core Strategy Policy T2 and the NPPF.

### **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:-

- Location Plan H-0264 Rev V1
- Proposed Block Plan H-0264 Rev V1
- Existing and Proposed Floor Plans H-0264 Rev V3
- Existing and Proposed Elevations H-0264 Rev V2

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 number of bedrooms provided in the HMO hereby approved shall not exceed four.

Reason: To prevent future uncontrolled intensification of the use in order to protect the amenities of existing residents in accordance with Policies G9 and DM1 of the adopted Rochdale Core Strategy.

4. Prior to the occupation of the building hereby approved, full details of the construction and design of a refuse recycling/bin store shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be provided and made available for use before the first occupation of the building and retained thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

5. Prior to the occupation of the building hereby approved, full details of on-site cycle storage to be utilised as part of the approved development shall be submitted to and approved in writing by the Local Planning Authority. The cycle stand shall be installed in accordance with the details hereby approved before the first occupation of the building. The cycle stand shall be retained and kept available for that use thereafter.

Reason: To ensure that adequate and satisfactory provision is made for bicycle parking and in order to encourage alternative modes of travel to the site apart from the motor car or other motorised vehicles, in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the requirements of 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.

Report Author Aimee Bovaird