

APPLICATION NUMBER: 24/00689/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00689/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 26.09.2024 EXT OF TIME

Address: Littleborough Sports Centre, Calderbrook Road, Littleborough, OL15 9HW

Proposal: Installation of 2.4m high metal mesh screen on the south and west elevations above existing building

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
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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: 27/09/2024

SITE

The application relates to Littleborough Sports Centre, a mid-20th century building located off Calderbrook Road, north-east of Littleborough town centre. The centre forms part of the grounds of a former secondary school which has been partially demolished. The building is set back circa 70m from the highway and is bounded by a large public car park. It directly faces no. 2 Crofthead, Calderbrook Road to the west. Littleborough Community Primary School sits circa 60m to the south of the building. Townhouse Conservation Area lies in excess of 70m to the north-east of the site.

PROPOSAL

Planning permission is sought for the installation of 2.4m-high metal mesh screen to the south and west-facing elevation of the single-storey building. The submitted design statement states the works would be to prevent unauthorised roof access and to improve the appearance of the building by hiding unsightly pipework and plant on the roof. The proposed works would be constructed from powder coated metal in RAL 9005 black colour.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

Policy JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

- P2** Protecting and enhancing character, landscape and heritage
- P3** Improving design of new development
- 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

19/00120/FUL - Installation of 30kw photovoltaic system and roof lights on the sports centre roof - Grant subject to conditions

18/01156/CPL - Application for a certificate of lawfulness for the proposed installation of 30kw photovoltaic system on the sports centre roof – Refuse

10/D52961 - Extension To Gymnasium And Entrance Area, Including New Door & Ramped Access Together With New Astro Turf Muga To Existing Tennis Courts And New Astro Turf Pitch On Rear Playing Fields With Associated 3M And 4M High Fencing And 12M & 15M High Floodlighting Columns – Resubmission of D52757

09/D52757 - Extension To Gymnasium And Entrance Area, Including New Door & Ramped Access Together With New Astro Turf Muga To Existing Tennis Courts And New Astro Turf Pitch On Rear Playing Fields With Associated 3M And 4M High Fencing & 15M High Floodlighting Columns - Withdrawn

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 building. No comments were received.

ANALYSIS

Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials.

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy, which requires development proposals to ensure they "*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*"

Policy JP-P1 of the adopted PfE and Policy DM1 and P3 of the adopted Core Strategy also states development should be safe, including by designing out crime and terrorism, and reducing opportunities for anti-social behaviour.

The proposal seeks to install 2.4m-high metal mesh screens to the south and west elevation of the sports centre and would increase the building height to 5.18m and 4.5m respectively. The building is a brick-built former school building constructed in 1960s and is of no special architectural merit. The mesh screens would not exceed

the height of the adjoining two-storey element of the building complex and would not appear to dominate the building. Notwithstanding the scale of the screens, the mesh design would provide a degree of transparency to the screens and reduce its overall visual impact. The use of wire and steel posts and the black powder coated colour also constitute a standardised and generally compatible design. Given its lack of architectural qualities and its considerable setback from Calderbrook Road, it is considered the proposed works would not inflict undue visual harm to the character and appearance of the surrounding area.

Regard has been had to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy P2 of the adopted Core Strategy and the NPPF in respect of the impact on the nearby Townhouse Conservation Area. Given its location and inconspicuous siting away from view of the Conservation Area, the proposal is considered to have a neutral impact on its significance.

No concerns are had regarding amenity impacts to the neighbouring properties, given the substantial separation distances in excess of 30m and 50m between the building and the curtilage of no. 1 Crofthead and Littleborough Community Primary School respectively. The proposed screens would also provide a positive benefit to a public leisure facility by means of improved security, reduced opportunities for anti-social behaviour and prevention of crime.

Overall, the proposed mesh screens are considered to be appropriate for the setting and represents a balance between providing security without negatively impacting on the surrounding built environment. The proposal is therefore acceptable in accordance with Policy DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone and the requirements of the NPPF.

RECOMMENDATION: Grant subject to the following 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:

- Location Plan, Existing and Proposed Site Plan, South and West Elevation, and Panel Details – Drawing No. A1/2004768/BS/01 Rev. A received 01/08/2024

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. The metalwork of the mesh screen hereby approved shall be colour treated black RAL 9005 upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity 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 Sam Yuen