

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01559/FUL	Aimee Bovaird	1 June 2023

Address: 887/887A Manchester Road, Rochdale, OL11 2ST

Proposal: Partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shopfront, application of render to front elevation, removal of render to rear and removal of doorway.

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?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	REFUSE
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CHECKED AND SIGNED OFF BY: LA

DATE: 18/10/23

SITE

The site relates to 887/887A Manchester Road. No.887 is currently a hairdressers. No.887A is a terraced dwelling, either side of the property are commercial units.

This property is in Castleton (South) Conservation Area and within the Defined Urban Area.

The red edge covers both 887 and 887A and a section to the rear of the dwelling up to the unadopted highway.

PROPOSAL

Planning permission is sought for a single storey rear extension with a skylight at the hairdressers, 887 Manchester Road (the hairdressers). This single storey is proposed to consist of a bathroom, staff area/kitchen and a shop.

Permission is also sought at 887A to move the internal wall to enlarge the dwelling and decrease the size of 887 which is the hairdressers. The stairs are proposed to be moved to provide access to the first floor. The first floor of 887A expands over the ground floor of 887.

The front doors are proposed to change, one is being removed in 887A, at the rear of the property one window is proposed to be enlarged and there is a proposed window in the extension.

Render is proposed to the front elevation and to the rear brick is proposed to replace the current render.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

DM1	General Development Requirements
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
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
SD1	Delivering sustainable development

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

78/D07053 – change of use and alterations to shop with living accommodation above
- grant

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received:

'The application site is close to Castleton centre and its access to public transport and local amenities so it is within a relatively sustainable area.'

The application proposes a realignment of existing uses within the existing properties which in itself should not generate any additional parking demand, increased servicing requirements or traffic generation therefore the only consideration is the rear extension of the hairdressers into Newchurch Place.

Newchurch Place is an unadopted highway which serves as private access to a number of properties and the proposed extension would seem to encroach into this access. In addition the extension may mean the relocation of the bin storage area for both application premises potentially into Newchurch Place itself further restricting access and servicing to adjoining properties which is a concern.

At this stage Highways are unlikely to support this application because of its potential impact on existing access rights and servicing of adjoining properties.'

Further comments received:

'From the submitted plan it would appear that bin storage area extends into Newchurch Place itself outside the application site edged red. As Newchurch Place is not adopted highway therefore it would appear that only private access rights may be affected and we note from the application that there are no objections from adjoining properties.'

Env Health - Noise/Odours

No objections

Conservation And Design

The following comments have been received (summary):

'Amendments needed to disclude the externally visible roller shutter, proposed grey render not agreeable, render application/removal and making good of brickwork should be conditioned for approval prior to the commencement of repair works'

Further comments received:

'As previously stated, there is a likelihood that if the render is cementitious, its removal will result in the loss of a large amount of brick fabric. Please see the notes for the front elevation above. If the applicant still wishes to remove the render the above details are required for specification- this can be detailed via condition.'

REPRESENTATIONS

Letters of notification were sent to all surrounding properties a site notice was displayed in the vicinity and a press notice was issued as it is located in a Conservation Area, there has been no objections or comments.

ANALYSIS

Principle of Development The proposal is in the Castleton South Conservation Area and has the potential to have an impact on the setting of the designated heritage asset due to the external works proposed. However the principle of extending and altering an existing building is acceptable. Matters relating to character / appearance / heritage will be considered below. The principle of enlarging an existing dwelling within the Defined Urban Area is acceptable in principle.

Heritage, Design and Appearance

NPPF Paragraph 207 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Rochdale CS policy P2 states that the borough's heritage will be protected through conserving, enhancing and promoting key heritage assets; this includes conservation areas, listed buildings, and non-designated heritage assets.

The proposed extension to the hairdressers will be finished in original brick, the render on the rear elevation will be removed. The roof will be finished in matching materials to the main roof on the existing property (slate). The proposed window will have obscure glazing. 887A rear elevation will also be finished to match, a window will be enlarged and this is considered acceptable.

The appearance of the extension and the finishing on the rear elevations is considered acceptable in principle. However, as the extension projects 3m (to the edge of the red edge / curtilage of the property) there is no curtilage remaining to store for waste storage. The applicant has provided plans to show that waste will be stored outside of the curtilage, on land within the unadopted highway at the rear. This is unacceptable as it will result in visual clutter, and will be harmful to the character and appearance of the area.

The Conservation Officer has commented on the removal of the render to the rear and in principle it is acceptable and details of this can be secured by condition if the application is approved.

The proposed removal of the doorway to 887a is considered appropriate as it would retain the structures central entrance. The proposed rear extension will not be seen from the highway therefore will not have a negative impact on the appearance of the building.

The front elevation will be restored to the natural brickwork and this may result in a large loss of brickwork beneath if the application is approved a condition could be attached to provide a method statement for the renders removal.

Living conditions / amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and

occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

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.

The proposed extension will project 3m from the rear elevation of the building, and 3.7m in width. It contains one minor rear facing window which will not result in a loss of privacy for surrounding occupiers. No windows are proposed in the side elevations. Therefore the extension is acceptable in regards to privacy / overlooking.

The extension will sit immediately adjacent to no. 889 Manchester Road, which has a rear facing window adjacent to the party boundary. Although the extension projects 3m which is in line with the guidance in the Council's SPD, it is likely to result in a degree of loss of outlook from this neighbour's rear window, owing to the presence of the extension on the adjacent side.

As explained within the "design" section above, the proposed rear extension to 887 (the hairdressers) will extend to the majority of the area in the red edge, leaving a small gap between the neighbouring property. As a result of this there will be no space to store bins. The bins will be stored on the unadopted highway, this will restrict access. Correspondence has been received from the applicant stating the lane is small and other residents take their bins to Newchurch Street. This correspondence has been taken into consideration and I acknowledge some residents store their bins to the rear of the unadopted highways, this proposal will exacerbate this and result in further poor design, it will negatively affect the character and appearance of the area and neighbours will have less access and mobility on the unadopted highway.

The existing dwelling 887A has a rear yard where bins will be stored as shown on the submitted refuse plan.

The proposed development does not comply with Policy P3 of the Core strategy and is considered unacceptable.

Highway Safety

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that 'In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through'. Whilst Paragraph 111 of the NPPF 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 Highway department has been consulted and raised concerns over the proposed bin store. This is because it is not within the red edge and on the unadopted highway, this will restrict access and servicing to adjoining properties and as a result the proposed development is unacceptable

The proposed development does not comply with Policy T2 of the Core Strategy and the NPPF.

RECOMMENDATION

REFUSE for the following reasons

1. The proposed single storey extension to no. 887 fills the open rear yard area, meaning that bin storage is displaced into the unadopted highway. The storage of commercial bins within an open area outside of the curtilage is poor design, and harmful to the character and appearance of the area and the living conditions of the surrounding residents. In doing so it conflicts with policies DM1, P2 and P3 of the Core Strategy.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for Applicant:

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

Location Plan

Roof Plan and existing access to the rear 70-04/03 24/07/23

Proposed Plans and Elevations 71-04/02 received 24/07/23

Existing and proposed refuse storage 70-05

Report Author Aimee Bovaird