

APPLICATION NUMBER: 23/00327/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00327/FUL	Aimee Bovaird	13 June 2023

Address: St Clares House 15 Ann Street Rochdale OL16 1QQ

Proposal: Installation of solar photovoltaic panels to roof at front and rear elevations including floor mounted air source heat pump to rear 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
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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
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CHECKED AND SIGNED OFF BY: LA

DATE: 05.07.23

SITE

This application relates to St Clares House 15 Ann Street Rochdale which is a two storey semi-detached property. This building is in use as a homeless charity.

This is in a predominately residential area and within the Defined Urban Area. Opposite the site is Petra Hub (Homeless Shelter). North and south of the site is housing and east of the site is an undeveloped and overgrown area of land.

PROPOSAL

This application relates to the installation of solar photovoltaic panels to roof at front and rear elevations including floor mounted air source heat pump to rear elevation.

On the front elevation 18 solar panels are proposed, on the rear elevation 18 solar panels are proposed and the air source heat pump. No other alterations are proposed.

The panels are laid out in two rows of nine on each roof slop measuring 1.14m wide and 0.89m in height and 0.03 depth. A heat pump is also proposed that will be enclosed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P1 Improving image

P3 Improving design of new development

G3 Renewable and low carbon energy developments

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

No relevant history.

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received:

'The proposals outlined in this application would not appear to have any impact on the adopted highway network.'

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

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

Environmental Health

No comments

REPRESENTATIONS

Letters of notification were sent out to all surrounding properties. No comments or objections have been received.

ANALYSIS

Principle of Development

The proposal is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP).

Section 2 of the NPPF sets out achieving sustainable development which sets out overarching objectives for the planning system which are interdependent and need to be pursued in mutually supported ways. Section 2 sets out the three overarching objectives surrounding economic, social and environmental balances to which the environmental objective is particularly relevant to this proposal stating that planning is *'to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

Paragraph 158 states that When determining planning applications for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable

With regard to local policy, Policy G1 'Tackling and adapting to climate change' addresses climate change to ensure growth does not increase CO2 emissions by *'Encouraging and promoting renewable energy developments, including standalone and community developments, than do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated'.*

In principle the proposal is acceptable.

Design and 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. Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The solar panels will be on the sloped roof and located on the front elevation. They will not be visible from the highway. The solar panels on the rear elevation will be visible from the highway (Back Drake St). They will be placed on top of the roof tiles

and are not considered to be an incongruous design and will not have a negative effect on the character and appearance of the surrounding area.

The heat pump will not be visible from the highway as it will be enclosed.

In light of the above, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy.

Highways

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 111 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.

Consultation has been undertaken with the Highways Authority, which has raised no objection to the proposal as it will not affect the adopted highway network.

As such it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

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. This permission relates to the following plans:

Site Location Plan received 03/05/2023

Block Plan received 03/05/2023

Existing Plans and Elevations received 03/05/2023

Proposed Plans and Elevations received 03/05/2023

And the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework

3. The solar panels and any associated ancillary equipment hereby approved shall be removed and the roof restored to its condition prior to their installation within six months of the cessation of their use for the generation of electricity.

Reason: In the interests of visual amenity in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Report Author Aimee Bovaird