

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01181/FUL	Jake Powell	05/12/2022

Address: 5A To 5E Wood Street, Middleton, M24 4DH

Proposal: First floor extension to form additional unit for office use (Class E)

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	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: AT

DATE: 07.12.2022

SITE

The application relates to a two storey building located at the foot of Wood Street in Middleton, bounded by Wood Street to the east, East View to the north and Factory

Street to the south. To the west of the site is an existing public car park (East View) operated by the Council.

The structure is divided into various units between the ground floor and first floor, with the ground floor predominantly in use as retail (Class E). The first floor of part of the building, Units 5, 6 and 7 are in use as offices (Class E).

PROPOSAL

The application proposes the construction of a first floor extension above an existing single storey rear element. The extension would build up to the ridge height of the building, and would have a flat roof to reflect the roof form of the site.

Two windows would be installed to the rear elevation of the extension at first floor level. The application form indicates that the materials used in the proposed development would match the existing structure.

The site lies just to the north of the Middleton Town Centre Conservation Area.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

E2 Increasing jobs and prosperity

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

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

G/S/1 Hierarchy and Role of Centres

RELEVANT SITE HISTORY

18/00498/FUL Change of use of ground floor units from A1 (retail) and A3 (restaurant/cafe) to three A1 (retail) units and one beauty salon (Sui Generis). Change of use of rear ground floor store rooms to B1 (office) use, including for creation of new rear access to the existing first floor accommodation. Change of use of existing first floor units from A1 and B1 uses to three B1 office units. Alterations to front elevation including installation of new shopfronts and security shutters. Installation of replacement window units on front elevation

at first floor level and on rear and side elevations. New openings and infilling of existing openings to rear and side elevations. Formation of new parapet wall to rear balcony area.
Granted subject to conditions.

CONSULTATION RESPONSES

Highways

No objection and no planning conditions.

Conservation Officer - No objections

The application site contains a two storey flat roof structure. It likely dates from the late 20th century and is of no particular architectural or historic interest. It lies to the north of the Middleton Conservation Area. Close to the site, there are a number of non-designated heritage assets including: 1 to 3 and 8 to 10 Wood Street and 4 and 6 Middleton Gardens. At best, the existing building has a neutral impact on the significance of these designated and non-designated heritage assets.

The proposal is for the construction of a first floor extension onto unit 5e, which is located furthest from the Conservation Area boundary and the heritage assets detailed above. The proposed extension would be seen in the context of the existing building and would not impede any key views either into or out of the Conservation Area. Nor would it impact on any key views of the identified non-designated heritage assets.

Subject to condition requiring materials to match, the proposal would have a neutral impact on nearby heritage assets.

REPRESENTATIONS

The application has been publicised with neighbour notification letters in addition to a site and press notice. No letters of representation have been received in respect of this application.

ANALYSIS

Principle of Development

The application site lies within the Defined Urban Area, as designated under the Rochdale Unitary Development Plan Proposals Map. Saved policy G/D/1 is therefore relevant to any applications on the site and the supporting text to this policy states that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

Policy E1 of the Core Strategy, seeks to 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 for people living, working and visiting the borough. It also aims to ensure the provision of a hierarchy of accessible district and local centres and shops that meets people's daily shopping needs.

Policy E2 of the Core Strategy, seeks to ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more

prosperous lower carbon economy, where paragraph d. of this policy seeks to “Direct office development to town centres in accordance with policy E1”.

The site is currently under occupation, with the occupier seeking to expand their premises in order to fulfil their ongoing and increasing operational requirements. Given the proposals would assist in the delivery of suitable buildings and land for employment purposes by regenerating an existing location suitable for continued use, the proposal is considered to accord with the relevant land designation policies within the development plan.

Visual Amenity and Impact on Heritage Assets

Policy P2 of the adopted Core Strategy states that the Council will protect the Borough’s heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Saved UDP Policy BE/17 only permits development that preserves or enhances the character and appearance of the conservation area. Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended) requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

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.

The application site contains a two storey flat roof structure, which likely dates from the late 20th century and is of no particular architectural or historic interest. It lies to the north of the Middleton Conservation Area. Close to the site, there are a number of non-designated heritage assets including: 1 to 3 and 8 to 10 Wood Street and 4 and 6 Middleton Gardens. At best, the existing building has a neutral impact on the significance of these designated and non-designated heritage assets.

The proposals seek to provide an upwards extension over a flat roof section of the existing building onto unit 5E, which is located furthest from the Conservation Area boundary and the heritage assets detailed above. The proposed extension would be seen in the context of the existing building and would not impede any key views either into or out of the Conservation Area. Nor would it impact on any key views of the identified non-designated heritage assets.

The proposed extension would relate well to the design of the existing structure, and subject to a condition requiring the materials used in the construction of the proposed extension to match the original building, the proposal would have a neutral impact on nearby heritage assets. As such, it is considered that the proposals would accord with the requirements of Policies DM1, P2 and P3 of the adopted Core Strategy, the National Planning Policy Framework and comply with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential 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.

Surrounding land uses predominately commercial. Whilst the proposals may increase the overall intensity of use at the site, it is not considered that this would amount to unacceptable levels of noise and disturbance. Furthermore, the upwards extension is of limited height where a reasonable distance remains to surrounding units that it would not result in unacceptable loss of light or outlook to their occupiers.

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*' contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Whilst the applications proposes the installation of windows to the rear elevation of the extension at first floor level, as these would be sited approximately 41 metres away from the curtilage of the closest residential property, Officers consider that the impact on the amenity of neighbouring occupiers would not be unacceptable, and the proposal would accord with The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*'.

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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.

The application site is located within the Middleton Town Centre with good access to public transport and local amenities therefore parking provision should not be an issue.

As the application proposes an extension to the first floor, there would be little, if any, impact on the highway safety and congestion. Furthermore, there would be no change in the servicing requirements for the extended building as a result of development.

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 condition(s):

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:

00-01	Site Location Plan
01-02	Proposed Site Plan
01-03	Proposed Ground Floor Plan
01-04	Proposed First Floor Plan
01-05	Proposed Roof Plan
01-06	Proposed Elevations

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 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.

Notes for Applicant: