

APPLICATION NUMBER: 23/00451/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00451/FUL	Aimee Bovaird	19 July 2023

Address: 119-121 Long Street, Middleton, M24 6DL

Proposal: Single storey extension to existing workshop building, replacement roof cladding, installation of rooflights and alterations to fenestration on north and inner south elevations

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: LA DATE: 23.08.23

SITE

The site is located at 119-121 Long Street, Middleton which is in use as S Wellens & Sons Funeral Directors. This is located within Middleton Town Centre Conservation Area. The building has single storey and two storey elements and is of red brick and tiled roof construction. The site includes a dedicated customer car park which is accessed from Long Street.

North of the site is Oak Villas which are located at 3 to 9 Rochdale Road and are identified as non- designated heritage assets. This row of houses are made up of red brick and mostly uniform in appearance.

South of the site is a single-storey flat roofed building and car park which is in use as a dental surgery. East of the Site is Long Street and a mix of commercial and residential properties. To the West are playing fields for Middleton Parish C of E Primary School.

The site is also within the Defined Urban Area.

PROPOSAL

The proposed development comprises alterations to the north elevations consisting of removing windows, installing 6 roof lights, removing asbestos roofing and removing the existing roller shutter door.

The gate is being replaced with timber vehicle gates.

The proposed alterations on the south elevation consist of removing the existing asbestos roof sheets and replacing with insulated roof panel sheets. The workshop single storey extension is on the south elevation and will extend the workshop. The extension has a footprint of 16sqm.

On the west elevation a new entrance and ramp is proposed. On the inner south elevation windows and a door are proposed to be blocked up. A new double door is proposed in place of two existing windows.

The application is accompanied by a Design and Access Statement and Heritage Statement.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

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
E3	Focusing on economic growth corridors and areas
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development

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

RELEVANT SITE HISTORY

15/01202/FUL - Single storey rear extension – Approved

CONSULTATION RESPONSES

Highways And Engineering
No objections.

Env Health - Noise/Odours
No objections.

Conservation And Design
The following comments were received,

‘With amendment/clarification, it is likely that this application can be supported’

The following comments were received after updated plans had been received and considered,

‘The revised scheme would have a neutral impact on the significance of the Conservation Area. No objections’

Environmental Control (Landfill Gas)
No comments received to date

REPRESENTATIONS

ANALYSIS

Principle

The site is located within a residential area with a few business properties nearby. The proposed development is located in the Defined Urban Area.

The proposed development is considered acceptable in principle, further material considerations are considered below.

Impact on surrounding occupiers and amenity

Policies DM1 and P3 of the Council’s adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, 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 proposed roof lights will be set flush with the roof, they will be visible from the highways. The roof lights are not considered to have a negative effect on the surrounding occupiers.

The proposed extension will not be visible from the highway as it is on the south elevation, the material can be condition to match the existing building and this is considered acceptable. The proposed windows to be blocked up and the additional door is considered acceptable as this will not have a negative impact on surrounding occupiers.

The replacing of the gate with timber screening will add additional privacy on the site and this is considered acceptable.

As such, in light of the above assessment, it is considered that the proposals would contribute positively to the character and appearance of the area and are of a satisfactory standard of design generally. It is therefore considered that the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Design and conservation

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

As part of the application process and due to the application being in a conservation area, our Conservation Officer has been consulted. Amends have been made and it is concluded that the proposed development will likely have a neutral impact on the significance of the designated and non-designated heritage assets.

The proposal seeks to replace the roof cladding and alter fenestrations through blocking up windows and adding an additional doorway. The roof is proposed to be finished in Slate Grey, this is considered appropriate as it is a similar colour to natural slate and similar in appearance to roofs in the surrounding area. This is not considered to have a negative impact on the surrounding occupiers.

New roof lights are proposed and per the conservation officers request they are shown as sitting flush with the roof on the north elevation and this is considered an acceptable design.

A roller shutter is proposed and subject to materials to match this is also considered to have a neutral impact on the conservation area.

On the north elevation a new timber gate is proposed to replace the existing gate, this was an amend requested by the conservation officer and is now considered acceptable.

Overall it is considered that the proposed development would not have a negative effect on the Middleton Town Centre Conservation area and as amended, the

proposed design is acceptable and compliant with Policies P2, P3 and DM1 of the 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.

The proposed development makes no changes to the existing car park. There are no alterations to the front facing entrances to the building. A roller shutter door will be removed and blocked in and new doors installed for rear access on the west and inner south elevations.

As part of the application process our Highways Department has been consulted and they raised no objections. The highways officer notes the proposed development would have negligible impact on the adopted highway.

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 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:

Existing Plans, Elevations and Location Plan – D208/2023/10A

Revised Proposed Plans, Elevations and Location Plan – D208/2023/11A

and the development shall be carried out in complete accordance with the approved drawings.

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 rooflights hereby approved shall be conservation type that sit flush with the existing roof in accordance with drawing 'Revised Proposed Plans, Elevations and Location Plan' – D208/2023/11A. The materials used in the construction of the extension shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture. The proposed roller shutter door shall have a grey painted / powder coated finish. All other materials shall be carried out in accordance with those shown on approved drawing no. D208/2023/11A.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 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