

APPLICATION NUMBER: 24/01256/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01256/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 19.03.2025 EXT OF TIME

Address: 30 Union Road, Wardle, Rochdale, OL12 9QA

Proposal: Erection of a single storey outbuilding for the ancillary use of dog grooming business following demolition of existing shed (Retrospective)

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/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 19/03/2025

SITE

The application relates to no. 30 Union Road, a detached bungalow located in Wardle. The dwelling sits within considerable curtilage space and is accessible via an access road and public right of way from Union Road, which is shared with St Andrew's C of E Primary School to the north. It is adjacent to no. Old Hall Mews to the south-west, which forms part of a newly-constructed housing development, and is adjacent to Dearnley Old Hall, a Grade-II* listed building to the south.

PROPOSAL

Retrospective planning permission is sought for the erection of a single-storey ancillary outbuilding used as a dog grooming business following the demolition of the existing shed. The outbuilding measures 5.11m by 3.62m and is characterised by a lean-to roof form with a height to eaves of 2.5m.

The structure is constructed from dark grey blockwork and anthracite uPVC windows.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2 Protecting and Enhancing Character, Landscape and Heritage

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016)

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSESConservation and Design

The Conservation Officer offer no objection from a historic environment perspective regarding the principle of the use and the general siting and scale of the proposed building, although a softer materials choice would have been preferred.

It's noted that the Grade II* listed Dearnley Old Hall stands to the rear of the application site, which is considered of exceptional architectural and historic interest. The existing structure appears somewhat incongruous, albeit primarily in relation to the host dwelling, but the level of harm from any public vantage points and therefore setting of the designated heritage asset is minimal.

It's noted that some tree screening has already recently been planted to the rear of the structure and that a timber fence helps to shield the view of the structure from Dearnley Old Hall and the surrounding residential development on Old Hall Mews. It would be preferable if some additional shrub planting directly to the rear of the structure could be considered to help further soften the visual impact of the structure from the rear.

Highways and Engineering

This development will not generate any significant volume of traffic. The scale of the development is such that Highways have no concerns regarding its impact upon highways safety or function and have no objections to the proposal.

Environmental Health - Noise/Odours

This section cannot support the proposals in their current form. To allow full consideration a noise impact assessment will need to be carried out to identify any potential impacts on existing noise sensitive receptors and mitigate accordingly. The section would also recommend that the details of the noise impact assessment are used to produce a noise management plan for the business.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a notice was posted within the vicinity of the host property. No comments were received.

AMENDMENTS

Following comments from the Council's Conservation Officer, amendments were made to add Hornbeam shrub planting to around the south and east-facing elevation of the proposed outbuilding.

ANALYSIS

Principle of Development

The application seeks to retrospective permission for the construction of a replacement outbuilding for used as a dog grooming business. Section 55 of the Town and Country Planning Act 1990 has established the definition of "development" to mean *"the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land."* In addition, Section 55(2) (d) sets out *"the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such"* would not be taken to involve development of the land.

Therefore, the main consideration for the principle of the development is whether, based on the information submitted, the proposed use is incidental to the use of the host property as a dwellinghouse and would result in a material change of use.

The supporting statement confirms the dog grooming business would operate between 8:30am-6pm Monday to Friday and 9:30am-2pm Saturday. The number of individuals entering in and out of the salon would also be limited to a maximum four per day.

The host dwelling is the sole residential property on the adjoining access road and shares access with the adjacent St Andrew's C of E Primary School, which is already subject to considerable traffic movements in and out of the site. Given the size of the outbuilding and the maximum number of daily visitors, it is considered the additional volume of traffic that would arise from the proposal would not be material to result in undue harm to the amenity of the surrounding area. The business hours on Saturdays is also not considered to amount to unacceptable levels of nuisance to the neighbouring properties.

On this basis, the proposal would constitute use that would be incidental to the enjoyment of the dwelling and is therefore acceptable in principle.

Design and Appearance

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 Policies 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. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed outbuilding comprises a larger footprint to the one it replaces, though it remains subservient to the host dwelling due to its single-storey form. The use of a lean-to roof form appears in keeping with the host dwelling.

It is noted the dark grey blockwork is not characteristic to the established use of stonework of the host dwelling and the immediate properties and has a somewhat incongruous appearance. Notwithstanding, the host property is sited some distance away from the nearest adopted highway and as such, views of the outbuilding in the context of the surrounding street scene is limited. The applicant has also accepted amendments to include shrubbery around the south and east-facing elevation of the structure which is considered to provide adequate screening from public vantage points where the outbuilding is most visible.

The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Heritage

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states, *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Policy JP-P2 of the adopted Places for Everyone and Policy P2 of the adopted Rochdale Core Strategy strives to *“protect the borough’s heritage by... conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*

Paragraph 212 of the NPPF states, *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 213 states *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

Paragraph 215 states, *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

The proposed outbuilding sits within the setting of Dearnley Old Hall, a Grade-II* listed building due to its exceptional architectural and historic interest. The hall house dates back to circa early to mid-17th century and comprises rendered stone main range and a smaller 19th century addition of stone construction to the rear.

The proposed outbuilding is located circa 12.7m from the rear of the Dearnley Old Hall and is also sited on an elevated position. By virtue of its siting and materiality, the proposed outbuilding would appear somewhat incongruous and out of keeping with the listed building. However, regards have been had to the immediate context to the listed building, which is surrounded by a number of later, and clearly modern, housing development. It is also noted timber fencing has recently been erected to the south-east boundary, alongside tree planting to the rear of the outbuilding which has provided some visual screening from the listed building. The applicant has also agreed to plant additional shrubbery around the perimeter of the outbuilding which would further mitigate the visual impact of the structure when viewed with the listed building.

Taken as a whole, the proposed development as amended would not detract from the significance of the Dearnley Old Hall through its setting and would have a neutral impact to its significance as a listed building. The design of the proposal would therefore be acceptable in accordance with Policy P2 of the adopted CS, Policy JP-P2 of the adopted PfE and the NPPF.

Residential Amenity

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

No harm has been identified in relation to the residential amenity impacts to neighbouring properties, owing to the modest scale of the outbuilding and its siting away from nearby habitable room windows. The proposal would therefore be acceptable in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*

The proposed outbuilding and use as a dog grooming business is unlikely to generate significant volume of traffic to the adjacent highway. The existing driveway also comprises sufficient space to accommodate off-street parking for visitors. The Council's Highways Officer was consulted and raised no concerns regarding its impact upon highways safety and thus have no objections to the proposal. The proposal is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

Other Considerations

With regard to potential noise impacts, it is considered the nature of the dog grooming business and the number of expected visitors would not amount to severe additional noise to the surrounding area. As assessed previously, the additional volume of traffic would not be detrimental to the amenity of the neighbouring properties. On this basis, there are no concerns in relation to noise impacts and a noise impact assessment is not considered to be necessary in this instance.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. The permission relates to the following plans:

- ② Location Plan – Drawing no. (60)-01 Rev. A received 09/01/2025
- ② Existing and Proposed Site Plan – Drawing no. (60)-02 Rev. B received 31/01/2025
- ② Proposed Floor Plan and Elevations – Drawing no. HC-24598-(20)-02 Rev. A received 09/01/2025

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, the adopted Places for Everyone Joint Development Plan and 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 Sam Yuen