

APPLICATION NUMBER: 24/00199/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00199/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 03.05.2024 EXT OF TIME 14.06.24

Address: Peoples Gym Wham Street Heywood Rochdale OL10 4QU

Proposal: Alterations to north fenestration of bricking up existing windows.

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA

DATE: 13.06.24

SITE

This site is located at Peoples Gym, Wham Street. The site is a two storey red bricked building, currently used as a gym. The site is surrounded by predominantly residential dwellings. The site is located opposite the junction with Wham Street and Turton Close.

The site lies within the Defined Urban Area.

PROPOSAL

The application seeks permission to block up one window on the ground floor and one window on the first floor.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

The following policies of the adopted Rochdale Core Strategy are relevant:-

DM1 General development requirements
P3 Improving design of new development ~
T2 Improving accessibility

Relevant saved Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

19/01496/FUL - Proposed blocking up of two windows (one at ground floor one at first floor level) on the northern elevation of the existing property. – Approved

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification were sent out to surrounding neighbours. No comments have been received.

ANALYSIS

Permission was granted under 19/01496/FUL, 'Proposed blocking up of two windows one at ground floor one at first floor level on the northern elevation of the existing property'. From carrying out a site visit the permission did not appear to be implemented and permission has lapsed.

Visual Appearance

Rochdale CS policy P3 and policy DM1 state that all new developments should adhere to high standards of design and take the opportunity to enhance the quality of the area. The NPPF also promotes high quality design.

PfE Policy JP-P1 sets out proposals should respect the character and identity of the character of the local area.

The proposed alterations to the side elevation will have minimal impact on the overall appearance of the building or the overall character of the area. The proposed brickwork to be used to cover the windows are to be the same as the existing building and are acceptable.

The proposal is considered to be acceptable and would protect the amenity of the area and building in accordance with policies P3 and DM1 of the adopted Core Strategy, PfE and the NPPF.

Impact on Neighbours

Policy DM1 of the emerging 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 NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings

The proposal is not expected to have a negative effect on surrounding occupiers.

The proposal is considered to be acceptable and would not unduly affect surrounding occupiers in accordance with DM1 of the adopted Core Strategy, PfE and relevant policies of the NPPF.

Highways

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

The application is not considered to have an impact in highway safety or parking provision.

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. The permission relates to the following plans:

Existing and Proposed – T234-001/B

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 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.

Report Author Aimee Bovaird