

APPLICATION NUMBER: 24/00014/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00014/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 06.03.2024 EXT OF TIME 12.11.24

Address: 51 - 53 Middleton Road Heywood OL10 2HY

Proposal: Change of use and conversion from cafe and self-contained flat above to 2no' (1no' 2 bedroom and 1no' 3 bedroom) dwellings together with demolition of existing outbuilding to rear and alterations to fenestration.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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: 12.11.24

SITE

This site is located at 51 – 53 Middleton Road. The building is currently used as a café on the ground floor and a self-contained flat on the first floor. The site is within a predominantly residential area and fronts the highway. The site is on the end of a terraced row of residential dwellings.

The site is located within the Defined Urban Area.

PROPOSAL

The application proposes a change of use from cafe and self-contained flat above to 2no' (1no' 2 bedroom and 1no' 3 bedroom) dwellings together with demolition of existing outbuilding to rear and alterations to fenestration.

The site currently consists of a café on the ground floor with a kitchen, store, and washroom. The first floor consists of two bedrooms, kitchen, bathroom, store and living room.

The proposed change of use to a three bedroom flat will consist of a living room and kitchen on the ground floor. The first floor will consist of three bedrooms, bathroom and a store room.

The proposed flat consisting of two bedrooms will consist of a living room and kitchen on the ground floor. The first floor will consist of two bedrooms and a bathroom.

The proposal includes replacing windows and does not include off street parking.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3	Type, Size and Design of New Housing
JP-H 4	Density of New Housing

9. Places for People

JP-P 1	Sustainable Places
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Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO4	Promoting a greener environment
G6	Enhancing green infrastructure
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

95/D31871 – Change of use of living accommodation to provide extension to existing shop - Grant

CONSULTATION RESPONSES

Env Health - Noise/Odours

No comments received to date.

Highways And Engineering

No objections.

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers and a site notice has been displayed in the vicinity. No comments have been received.

ANALYSIS

The site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible

and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

It is noted that the building was previously a residential dwelling and is within a residential area and so the proposed change of use is compatible with surrounding land uses. The proposal would make a small but useful contribution to housing supply within the Borough, whilst being in a sustainable location. It is considered that the principle of development is therefore acceptable in accordance with Core Strategy polices C1, C3 and SD1, saved UDP policy G/D/1 and the NPPF.

Impact on Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users.

PfE Policy JP-P1 requires all new development to be “Comfortable and inviting, with indoor and outdoor environments. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. This policy also requires all new dwellings to be built to the ‘accessible and adaptable’ standard in Part M4(2) of the building regulations.

In respect of the internal layout for the proposed three bedroom flat, two bedrooms do not meet the minimum requirements to provide two bed spaces, they just fall short. Bed spaces are not indicated on the plans it would be assumed at least one bedroom in each flat would be a double. One bedroom in the three bedroom flat includes a store room and this is considered acceptable as a double. One bedroom in the two bedroom flat also does not meet the minimum standards. As one bedroom in each flat meet the minimum space standards, on balance this is considered acceptable and will not have a negative impact on occupier amenity.

All the bedroom have a sufficient amount of outlook and light. There is also a small rear garden for both dwellings. They are considered small however it is noted this is a characteristic of neighbouring dwellings and on balance considered acceptable.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Character and Appearance

The only external alteration proposed consists of replacing the existing upvc window frames with new upvc frames. No colour is specified and officers have no need to control the colour in this instance as there are a number of colours of frames within the locality. Overall the replacement of windows will not have a negative impact on the character of the area and is considered acceptable.

As such, it is considered that the proposals would comprise a good standard of design. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

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. 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 115 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.

It is noted that the proposals do not include the provision of any off-street parking and it is noted that there are traffic regulation orders (double yellow lines) to the front and side of the building. On-street parking can take place further along Middleton Road and Byng Street and is generally a common feature in the area.

The Council's Highway Officer has been consulted and raised no objection to the proposal as the use will be less intensive than the existing use.

The proposal accords with the requirements of Policies T2 and DM1 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:

Location Plan
Existing Floor and Site Plans 2087/1
Existing Elevations 2087/2
Proposed Floor Plan and Site Plan 2087/3
Proposed Elevations 2087/4
Application form

and the development shall be carried out in complete accordance with these 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 saved Rochdale Unitary Development Plan 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.

