DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00600/FUL	Majid Mir	25 July 2022

Address: 85 Osborne Street, Rochdale, OL11 1QU

Proposal: Change of use from dwellinghouse (Use Class C3) to community support facility (Use Class F2(b))

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

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: RG **DATE: 5 August 2022**

SITE

The application relates to 85 Osborne Street, a two-storey mid-terraced residential dwelling set within a residential area of Rochdale. To the northeast of the property is a playfield. On all other sides', no. 85 is surrounded by residential properties.

PROPOSAL

The application seeks to change the use of the property from a dwellinghouse (Use Class C3) to a community support facility to be used as day centre (Use Class F2(b)).

The proposed opening times for the proposed community support facility are:

Monday to Friday – 9.30am to 5.30pm.
Saturday – 10.00am to 5.30pm.
Sunday – 10.30am to 4pm.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
SD1	Delivering sustainable development
SO2	**Creating Successful and Healthy Communities**
C6	Improving health and well being
C7	Delivering education facilities
C8	Improving community, sport, leisure and cultural facilities
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

CONSULTATION RESPONSES

Highways And Engineering
No objection and request no specific planning conditions.

Env Health - Noise/Odours

No objections to the proposals. Would recommend conditioning the hours of operation to those contain in the application.

Adult Care

No comments received to date.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. One objection was received. The response is summarised below:

Set in a residential area.
Unsuitable use for the area.
Officer's Comment: *Discussed in the 'principle of development' section of the report.*

Traffic congestion and parking
Officer's Comment: *Discussed in the 'highways and parking'' section of the report.*

Antisocial behaviour by playing field – will see increase with the proposed change of use.
Officer's Comment: *It is considered that there would be a greater level of antisocial behaviour due to the addition of the proposed use.*

Increase in waste.
Officer's Comment: *The property would retain the existing waste collection arrangements with bins being stored to the rear. The rear is secured by alleygates. Additionally, it is not considered that the proposed use would lead to a substantially greater amount of waste than expected for residential property.*

ANALYSIS

Principle of Development

The NPPF introduced a presumption in favour of sustainable development and advises that planning should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. Core Strategy policy C6 seeks to improve people's health and wellbeing and reduce health inequalities by ensuring good provision of education, community, sport, leisure and cultural facilities in town centres, local centres and areas of greatest health deprivation. Additionally, policy C6 also seeks to support the provision of health facilities and services in accessible locations that meet current and future need, particularly in deprived areas.

Policy C8 seeks to improve community and cultural facilities by supporting and promoting provision of better community, sport, leisure and cultural facilities. The policy states a sequential approach would be used provided they are of a type and scale appropriate to the size of the settlement, are accessible and support the Council's objectives. Subsection (e), states that the Council will support proposals for facilities outside centres provided they are highly accessible by choice of transport, particularly sustainable modes of transport, and do not harm the character or amenity of the area, and is a community building or cultural venue based on specific local connections or demand.

The community support facility would be used to house the offices of Awakening Minds and provide services to the local community. The services provided would target the local community, in particular the South Asian Punjabi community. In the Indices of Deprivation 2019, the Index of Multiple Deprivation domain identified the area as amongst the 20% most deprived neighbourhoods in the country. In regards to health deprivation and disability domain, it was identified as amongst the 30% most deprived neighbourhoods in the country. Finally, in the education, skills and training domain, the area was identified amongst the 20% most deprived areas in the country.

It is noted that the proposed community facility would be housed in a modest mid terraced residential property within a residential area and not in a local centre. The services would target the local community and it is anticipated that travel to and from the property would be by walking.

It is acknowledged that the proposal would result in the loss of one residential dwelling but this is not sufficient in itself to warrant a refusal of planning permission where other material planning considerations indicate that planning permission should not be withheld. Core Strategy policy C1 which seeks to increase the supply of housing does not specifically restrict changes of use and as such there is no conflict with this particular policy.

In conclusion, the proposed change of use is considered to be acceptable in principle and in accordance with the relevant policies contained within the adopted Rochdale Core Strategy and the NPPF. Other material considerations are discussed below.

Design

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires *'development to be of a high quality design taking the opportunity to enhance the quality of the area.'*

The application does not propose to make any alterations to the external face of the building. The property would retain an appearance of residential property. As such it is considered that the proposal would not unduly impact on the character and visual amenity of the surrounding area.

In view of the above assessment, the design of the proposal is therefore acceptable and accords with the requirements of policies P3 and DM1 in this regard.

Amenity

Policy DM1 of the Core Strategy states that proposals should not adversely affect the amenity of residents and Policy G9 seeks to minimise nuisance from noise. In addition, paragraph 130 of the NPPF states that *'planning policies and decisions should ensure that developments: create places that are safe, inclusive and*

accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The proposed community support facility would be housed in a modest mid-terraced dwelling and located within a residential area. To the northwest of the property is Stoney playfield. The supporting report states that it expects between 1 and 12 visitors per week, with the possibility of one adult spending the night for a maximum of one night at the premises. The number of visitors expected is considered reasonable, considering the size of the property. Additionally, the number of visitors expected would likely not be substantially more than would be expected for a residential property, and not substantially large enough to unduly impact on the amenity of the neighbouring properties. Furthermore, the Council's Environmental Health Officer raised no objection to the proposal. The Officer did however request the addition of a condition to limit the opening times to those being proposed. It is considered appropriate to restrict the opening times to traditional working hours to limit the amenity impact on the neighbouring properties.

In view of the above assessment, it is considered that on balance, the proposal would not unduly impact the amenity of neighbouring occupiers in accordance with policies DM1 and G9 of the Adopted Core Strategy and the National Planning Policy Framework.

Highways and Parking

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 property is located within a residential area, and the proposed use would likely generate more vehicle movements and parking demands that the existing use. It is noted that there is no off-street parking available at the property, with only on-street parking available. However, it is noted that the users of the property would likely walk to and from the property rather than drive. Additionally, highways department have raised no objection to the proposal, noting that the size of the property and the fact that Osborne Street is traffic calmed and lightly trafficked, it is unlikely that there would be any detrimental impact the strategic highway network and road safety.

In view of the above assessment, it is considered that on balance, the proposal would be acceptable in terms of road safety and parking and therefore in accordance with policies DM1 and T2 of the Adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

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 and Proposed. Drawing no: A307-02-A

   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 use hereby permitted shall not be open outside the following times:

   Monday to Friday – 09:30 to 17:30.
   Saturday – 10.00 to 17:30.
   Sunday – 10.30 to 16:00.

   Reason: In the interests of residential amenity and in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, the premises shall only be used as a community support facility (Use Class F2(b)) and for no other purposes, including other uses within Use Class F.

   Reason: In the interests of amenity and road safety, an in compliance with policies DM1, G9 and T2 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.