

APPLICATION NUMBER: 25/00597/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00597/FUL	Bob Melling	19 August 2025

Address: 2 Walton Street, Middleton, M24 2GB

Proposal: Alterations to existing roof, increase in roof height and installation of two windows to rear elevation.

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?	Y

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: RC

DATE: 04.09.25

SITE

The application relates to no. 2 Walton Street, a two storey, attached dwellinghouse located on a corner plot at the junction of Walton Street and Radclyffe Street to the north of Middleton Town Centre. The property adjoins no. 4 Walton Street to the south and a small parcel of

overgrown land borders the site to the northwest. No. 1a Radclyffe Street is adjacent to the northeast and no. 14 Radclyffe Street is adjacent to the east. The Middleton Town Centre Conservation Area is located approximately 20m away to the west and includes those nearby properties on Rochdale Road (Figure 1). The application property has a dual-pitched roof with a parapet wall to the front elevation.

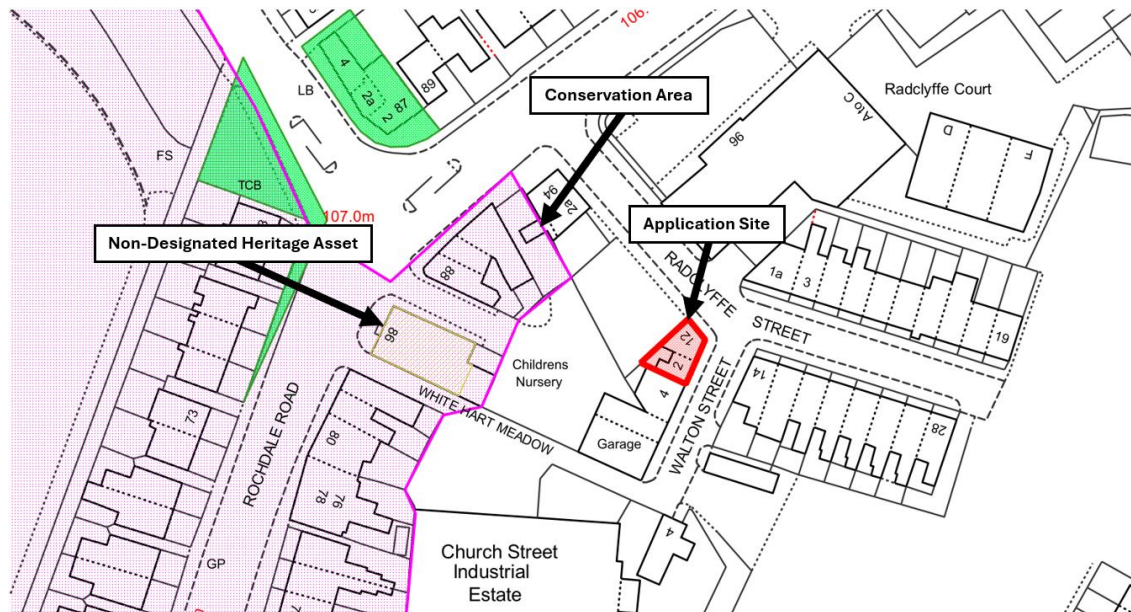


Figure 1 - Map Showing Application Site and Heritage Assets

PROPOSAL

Permission is sought to replace the existing roof, increasing the ridge height by 0.55m and removing the front parapet wall. The roof will be fitted with Marley Modern tiles to suit the increased pitch. The party wall between the application property and no. 4 Walton Street would be built up to form a parapet wall between the two roofs. The proposals also include the installation of two windows within the west-facing rear elevation. Both windows would serve ensembles.

The works are proposed due to damage to the existing roof thought to have been caused by the use of roof tiles that are not suitable for a low pitch.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

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:

JP-P1	Sustainable Places
JP-P2	Heritage

Local

Adopted Rochdale Core Strategy (CS):

P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
-------	--------------------

RELEVANT SITE HISTORY

80/D11913: Conversion Of House And Shop Into Single Dwellinghouse. Approved February 1981.

79/D09642: Conversion Of Shop & Adjoining House Into Two Flats. Approved November 1979.

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. One letter of support and 12 objections were received.

The letter of support notes that there has been a persistent problem with water ingress at the property due to the roof being constructed at an incorrect pitch. The letter notes no anti-social behaviour associated with the property.

The objections received mostly relate to the use of the property as a house in multiple occupation (HMO).

It is important to note that the application is for physical alterations to the property only and that it is already occupied as a three bed HMO. Furthermore, Class L of Schedule 2, Part 3 of the General Permitted Development Order 2015 allows the change of use from a C3 dwellinghouse to a C4 HMO. Use Class C4 covers small HMOs occupied by between 3 and 6 unrelated individuals who share basic amenities. While the proposed floor plans indicate that the number of bedrooms within the property would increase from 3 to 4, it is noted that the bedrooms would be able to accommodate no more than 6 residents based on the minimum bedroom sizes for HMOs outlined in The Housing Act 2004.

Therefore, planning permission would not have been required for the use of the application property as an HMO given that it would remain under Use Class C4 (small HMO). Moreover, there are no Article 4 directions in place that would restrict the permitted development rights of the property.

ANALYSIS

Heritage and Design

CS policies DM1 and P3 require development proposals to demonstrate high quality design. CS policy P2 requires development to protect and enhance character, landscape and heritage.

In addition, PfE policy JP-P2 explains that development proposals affecting designated and non-designated heritage assets will be considered having regard to the NPPF.

Paragraph 213 of the NPPF 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 of the NPPF 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.’*

It is considered that the application property is positioned far enough away from Rochdale Road to avoid comprising a prominent part of terminal views within and towards the Conversation Area. Moreover, given the relatively small scale of the proposed works, it is not considered that there would be any harm to the setting of the Conservation Area.

Although the proposed works would result in differing ridge lines and roof pitches between the adjoining properties, the design, layout and orientation of the properties is such that it is not considered that the difference would be unduly harmful to the character of the street scene. The pair of semis, although built together, do not necessarily read as a unified set due to the different material finishes to the elevations. The render/brickwork contrast draws the eye and already reduces the sense of symmetry. Therefore, the proposed roof alterations, when seen in this context, would not result in a fundamental loss of rhythm.

Moreover, the party wall between the properties would be built up to form a parapet wall detail that would create a clear visual break between the roofs by acting as a strong vertical dividing line. This would conceal the transition between the roof lines and cause the higher ridge to feel intentional, rather than an anomaly.

Overall, it is considered that the alterations would not be materially harmful in terms of their impact on character and appearance, nor would the proposals unduly harm the setting of the nearby Conservation Area.

Therefore, it is considered that the proposals would accord with CS policies DM1, P2 and P3, PfE policy JP-P2 and the NPPF.

Residential Amenity

It is not considered that the proposed roof alterations would have an overbearing impact on neighbouring properties. Moreover, the proposed windows would serve ensembles and would overlook the large car park of the Middleton MOT Centre. As such, it is not considered that the proposal would have an adverse impact on residential amenity, in accordance with CS policy DM1, PfE policy JP-P1, the SPD and the NPPF.

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. This permission relates to the following plans and documents:-

- Site Location Plan
- Existing Plans, Elevations and Sections. Dwg no. WS/PL/25/001
- Proposed Plans, Elevations and Sections. Dwg no. WS/PL/25/002
- Existing Site Layout. Dwg no. WS/PL/25/003
- Proposed Site Layout. Dwg no. WS/PL/25/004

and the development shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with details provided within the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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, policy JP-P1 of the Places for Everyone Joint 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.

Report Author Bob Melling