APPLICATION NUMBER: 21/00019/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00019/FUL	Mubeen Patel	7 June 2021

Address: 312 Yorkshire Street Rochdale OL16 2DS

Proposal: Change of use from two flats to one dwelling along with erection of two storey rear extension and formation of new door opening on front elevation - Resubmission of 20/01135/FUL

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/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/a

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: EH **DATE: 9 June 2021**

SITE

The application relates to a terraced property currently used as two flats adjacent to Rochdale Christadelphian Hall close to the junction of Oswald Street and Yorkshire

Street. On the opposite side of Yorkshire Street are a couple of semi-detached dwellings, ATS Euromaster Garage and a Training centre. The surrounding area is of mixed use.

The property has a two storey outrigger and a detached garage to the rear. The building is constructed of red brick.

The existing garage would be demolished.

The site is located within the Defined Urban Area.

PROPOSAL

The application proposes the change of use of the property from two flats to a single dwelling including the erection of a two storey rear extension and formation of new door opening on the front elevation. The rear extension would infill the space between the existing outrigger and the Christadelphian Hall building next door with new pitched roof. As existing there is no access door to the front and a new access door is proposed.

The dwelling would provide three bedrooms.

The materials would match those used on the existing building.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS) 2016:

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

P3 Improving Design of New Development
DM1 General Development Requirements
C1 Delivering the Right Amount of Housing in the Right Places
C3 Delivering the Right Type of Housing
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'.

RELEVANT SITE HISTORY

88/D22006 - Conversion Of Premises To 2 No. Self Contained Flats And Two Storey Extension To Rear – Approved.

CONSULTATION RESPONSES

Highways and Engineering –

We have no objections to these proposals. The development will operate much the same as neighbouring properties.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and no representations have been received.

ANALYSIS

Principle of development

The application proposes the change of use of the building to form one dwelling and the erection of an extension to the rear as well as external alterations to the front of the property.

The reduction in the number of residential units is considered to be less intensive tha existing. The proposal would make efficient use of land within the Defined Urban Area and would contribute to the supply of family housing in a sustainable location within the borough. The principle of the development is therefore acceptable and in accordance with the adopted Core Strategy, saved policies within the Unitary Development Plan and the NPPF.

Visual amenity

The existing extensions sited to the rear of the terrace are of different sizes and design, with some two and some single storey with both pitched and flat roofed designs. The proposed extension would infill the space between the existing outrigger and part of the side elevation of the Christadelphian Halll adjacent, as such only a small portion of the proposed extension would be viewed from the side Street of Oswald Street. In addition, the proposed pitched roof would match the design of the existing terrace and outrigger, and the materials would match the existing building. Whilst the extension is bulky & has a disproportionate ratio of brickwork compared to windows (due to the existing), it is set down from the ridge and is subservient to the host dwelling. The visual impact concerns are therefore not so great as to warrant a refusal of this application, given the partially obscured views towards the extension, its subservient nature and the existing extension.

An existing window along the front elevation would be replaced by a new access door, This door would align with the window of the upper floor and its positioning would follow the pattern of doors along this terrace, In addition, the stone head would be retained. This alteration is therefore acceptable.

In light of the above it is considered that the proposed extensions and alterations are acceptable that would not have a detrimental impact on the visual amenity of the site. The application is therefore acceptable in terms of visual amenity and in accordance with CS Policies P3 and DM1, which seek to improve the design of new development by respecting context where it is positive, having regard to the scale, density, massing, height, layout, landscape, materials of surrounding buildings and areas in general.

Residential amenity

Assessing the proposal, windows are only proposed in the rear elevation of the proposed extension. The distance from the rear elevation of the extension to the side

gable elevation of No. 7 Oswald Street would be approximately 10m. Although the proposed development does not comply with the space standards in the SPD, given the location of the site amongst close knit terraced properties, the distances provided would be compatible with the density and character of surrounding development. In addition, the proposed window positions would not directly face the gable adjacent but have an outlook down Oswald Street. As such, the future residents would not be adversely affected by inadequate space about buildings, nor would the proposed dwelling cause a significant loss in terms of privacy or loss of light to neighbouring dwellings.

In terms of the dwelling providing adequate light and outlook, it should be noted that each habitable room would be provided with natural light and ventilation with an outlook onto either Oswald Street, Yorkshire Street or the rear amenity space. In addition, the space provided in the dwelling is acceptable and functional to provide a good standard of living for future occupiers. A small functional garden area would also be provided for sitting out.

In terms of noise impact, most noise would be from the busy Yorkshire Street which quietens down during night time hours. Also, given the proposed dwellings set back position from Yorkshire Street and amongst residential dwellings, any noise nuisance is considered minimal and acceptable in this location where it would not detrimentally impact the amenity of future occupiers.

Therefore, with all of the above factors in mind, it is considered that the proposal would be in accordance with CS policies DM1, the SPD and the NPPF. Amongst other things, these seek to ensure that proposed development does not adversely affect the amenity of residents or users through noise, visual intrusion, overbearing impact, overshadowing or loss of privacy.

Highway Safety

The Council's Highway Section has not raised any objections in respect of car parking provision, servicing and emergency access.

Although no dedicated parking spaces are provided as part of this proposal, the existing flats also do not provide parking, as such the parking arrangements at the site would operate similar to existing and that of neighbouring properties which is on street. Given the conversion to one dwelling it would not result in a significant negative impact upon the surrounding highways, in respect of road safety or the local network capacity.

As such it is considered that the proposed parking arrangements are in accordance with CS policies T2 and DM1.

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:-

- Location Plan 1:1250.
- Site Plan 1:500
- Existing Plans - YOR 002/ 02

- Existing Elevations - YOR 002/ 03
- Proposed Floor Plans - YOR 002/04
- Proposed Elevation Plans - YOR 002 / 05

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 The materials used in the construction of the exterior walls and roof 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 DM1 and P3 of the adopted Rochdale Core Strategy and the requirements of 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.

Notes for Applicant:

Report Author Mubeen Patel