

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00442/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 04.07.2024 EXT OF TIME 07.08.24

Address: KFC Kemp Street Middleton M24 4UA

Proposal: Installation of new and refurbishment of existing cladding to all elevations

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: 01.08.24

SITE

The application relates to KFC restaurant and drive-through on Kemp Street. This is a single storey unit and makes up part of a small retail unit that also contains an ALDI. The site is accessed off Kemp Street, immediately surrounding the site is an associated carpark. At the rear boundary of the site is Middleton Crafts Market.

The site is within the defined Urban Area.

PROPOSAL

The application seeks permission for the installation of cladding on the external elevations of the building. The cladding would be on the north elevation.

The proposed cladding is Durasid Siding V-groove 250mm with digitally printed vertical planks. The proposed colour and finish would be in African Padauk and Barnwood Grey.

The application also proposes changes to the existing cladding, red and white cladding will become black and white cladding. New adverts are proposed on the plans however they require advertisement consent and have not been considered as part of this application.

RELEVANT PLANNING POLICY

National Guidance

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

Sub Regional Policy Places For Everyone

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	To deliver a more prosperous economy
SO3	To improve design, image and quality of place
E2	Increasing jobs and prosperity
E3	Focusing on economic growth corridors and areas
SD1	Delivering sustainable development
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

18/01092/FUL - Use of land to form extension to existing car park – Granted

CONSULTATION RESPONSES

Highways And Engineering

No objections.

Env Health - Noise/Odours

No objections.

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers and no comments have been received.

ANALYSIS

Principle Of Development

The proposed dwelling is 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.

The application is proposes to refurbish the existing cladding, the principle of development is considered acceptable.

Character and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough. Furthermore.

The building is a fast food restaurant within a carpark, and the proposed changes consisting of adding cladding to the north elevation and respraying parts of the existing red and white cladding to black and white, this is considered acceptable. The drive through will have 'graffiti' style cladding. The driver through window is currently silver and it is proposed to be sprayed red, this is considered acceptable. The site will have visibility from Kemp Street however it will be seen in the context of the carpark and adjacent retail until and is considered acceptable.

There is new cladding proposed on the northern elevation, this will not be seen from the highway and the appearance is considered acceptable as it is only a small section of the elevation.

In light of the above, the proposals are considered to be of an appropriate standard of design will not have a negative effect on the character and appearance of the area. Therefore the proposal accords with the requirements of Policies DM1, P2 and P3 of the adopted Core Strategy.

Impact on Amenity

Policy DM1 of the Rochdale's Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design. 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.

The proposed development will not result in any loss of privacy or outlook for surrounding occupiers. The unit will have some visibility from houses on Kemp Street, the site will be viewed in the context of the carpark and ALDI and the new cladding will mainly be visible from the carpark and will not result in loss of amenity for surrounding occupiers.

The proposal is considered acceptable and accords with the requirements of Policies DM1, P2 and P3 of the adopted Core Strategy.

Highways

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 Council's Highway Officer has been consulted and raised no objections as the proposal will not have an impact on the highway.

The application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

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

Proposed External Elevations – Sheet 1 2065/2024/P211 Rev A

Proposed External Elevations – Sheet 2 2065/2024/P212 Rev A

Site Signage Plan - 2065/2024/P121 Rev A

Proposed Whole Site Signage Plan 2065/2024/P122 Rev A

and the development shall be carried out in accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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 and positively to issue the decision without delay.

Report Author Aimee Bovaird