

APPLICATION NUMBER: 23/00562/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00562/FUL	Aimee Bovaird	22 August 2023

Address: Callaghan House Cross Street Heywood OL10 2DY

Proposal: Installation of new windows at first-floor level and the enlargement of an existing window at ground-floor level

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
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CHECKED AND SIGNED OFF BY: LA DATE: 14.09.23

SITE

The site is located at Callaghan House, a community health centre with access off Cross Street. The building is two storeys and on site there is a staff car park. The site is bounded by palisade fencing.

The surrounding buildings are commercial, to the north on Green Lane there is a row of terraced residential properties.

The site lies within the Defined Urban Area.

PROPOSAL

The application proposes the installation of a new windows at first-floor level and the enlargement of an existing window at ground-floor level.

The window on the ground floor of the south elevation is being extended and a new window is proposed on the first floor. On the west elevation there is a proposed window on the second floor

The windows will be finished in white UPVC.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- SD1 Delivering sustainable development
- DM1 General Development requirements
- SO1 Delivering a more prosperous economy
- SO3 Improving design, image and quality of place
- P1 Improving image
- P3 Improving design of new development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

14/00668/FUL - Construction of glazed canopy over main entrance and formation of two new openings in the rear elevation at first floor level. - Grant

CONSULTATION RESPONSES

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, no responses have been received.

ANALYSIS

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 as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The proposal is in a predominately commercial area and is altering the south and west elevation by adding windows. These alterations are not considered to overhaul the appearance of the building and the character of the building itself will not change.

The finished materials are white UPVC and this matches the existing windows.

In light of the above, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy.

Amenity

Paragraph 185 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, including limiting the impact of light pollution from artificial light on local amenity. Policy G9 of the Core Strategy establishes that the Council will reduce all forms of pollution, and require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposed alterations will not result in any loss of privacy to surrounding occupiers. There are no residential properties opposite the proposed development. The proposed new windows will not result in an increase loss of privacy as there is existing windows.

The proposal would therefore accord in this regard with policies DM1 and P3 of the adopted Core Strategy and the NPPF

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 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.

There are no proposed alterations the parking or highways surrounding the site. As such it is considered that the proposal would not adversely impact on public and highway safety and 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:-

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

Site Location Plan - J000532.T.04
Site Plan Proposed - J000532.T.12
Elevations Proposed - J000532.T.03

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.

Report Author Aimee Bovaird