

APPLICATION NUMBER: 25/00647/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00647/FUL

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 16.09.2025 **EXT OF TIME**

Address: 872 Manchester Road Rochdale OL11 2SP

Proposal: Change of Use from a bakery (Use Class E) to 5 no. offices (Use Class E(c) and 1 residential flat (Use Class C3) including the installation of 5 no. new windows and 3 no. doors, external steps and railings to side 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?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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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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SITE

The application site relates to no.872 Manchester Road. This is a two storey end terraced building in Castleton. The site is a bakery including an associated shop, workshop, storage and office rooms.

The site is located within Castleton local centre policy S/6, and Castleton South Conservation Area. It is part of a stretch of shops, hot food takeaways, and small businesses running north to south along Manchester Road. The wider area has an historical and industrial character, owing to the surrounding warehouses, Castleton railway station, traditional terraced housing, and the Rochdale Canal. Furthermore, it lies within 100m of three locally listed buildings: the former District Bank, the Bridge Inn Public House, and The Carnegie Library.

The dwelling faces east on overlooks the adopted public highway. Its neighbour, 870 to the north is a pharmacy. The rear boundary of the curtilage faces west, bordering the curtilage of no. 72 Charlton Street.

PROPOSAL

The application seeks permission for the change of Use from a bakery (Use Class E) to 5 no. offices (Use Class E(c) and one residential flat with two bedrooms (Use Class C3) including the installation of 5 no. new windows and 3 no. doors, external steps and railings to side elevation.

RELEVANT PLANNING POLICY**National**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional**Places for Everyone Joint Development Plan (PfE)**

JP-P1	Sustainable places
JP-P2	Heritage
JP-Strat12	Main Town Centres
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing

Sub regional**Adopted Rochdale Core Strategy (CS):**

E1	Establishing thriving town, district and local centre
DM1	General development requirements
C1	Delivering the right type of housing in the right places
C3	Delivering the right type of housing

Unitary Development Plan (UDP):

G/S/1 Town Centres

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

25/00021/FUL - Change of use from commercial unit (Class E) to 7-bedroom House of Multiple Occupation (Class C4) together with the installation of an external staircase and perimeter wall to the side elevation, alterations to fenestration. Refuse

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

No comments received to date

Conservation And Design

No objection subject to conditions

REPRESENTATIONS

Letters of notification were sent to surrounding properties and a site notice was displayed at the site.

No comments have been received.

ANALYSIS

Principle of Development

Permission is sought for the change of use from a commercial unit (Class E) to 5 offices and 1 residential flat. The site falls within the 'defined urban area' as set out in Policy G/D/1 of the saved Unitary Development Plan (UDP), as well as Castleton local centre, as per UDP policy S/6. It also falls within the area framework for the Castleton Station Supplementary Planning Document.

In 2022, The Council adopted the Castleton Station Area SPD, the vision for which is high quality, residential led development that integrates employment, social and community infrastructure that supports the future growth and development of Castleton. The SPD was intended to supplement the Rochdale Core Strategy, the National Planning Policy Framework, and subsequently the Places for Everyone Joint Development Plan (2024).

Collectively, the SPD, Core Strategy policy E1, and PfE policy JP-Strat12 aim to improve and sustain the vitality of towns and local centres, including by concentrating residential development within them. Efforts to increase town/local centre populations are intended to support employment growth and economic activity, in

turn attracting investment and housing opportunities to the borough. The proposed development would align with the aims of this SPD.

The principle for development is therefore established by providing additional housing within the borough, whilst making use of a previously developed site in a sustainable, town centre location.

Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the 'Guidelines and Standards for Residential Development' SPD (June 2016) states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed two bedroom flat will be on the first floor. The proposed flat will comply with the Nationally Described Space Standards and is considered to provide an acceptable standard of amenity for future occupiers.

The SPD sets out space standards in paragraph 4.1, this is to avoid a significant loss of privacy, outlook and light for occupiers of new and existing dwellings. Room 1 is proposed on the first floor, there is 6m between the window and the directly facing boundary of the curtilage to no. 874 Manchester Road. This falls short of the 10m distance that is required by the SPD. Taking into account the character of the area and assuming the occupiers of the flat will spend time in the kitchen/lounge area, it is not considered that this will not have a negative impact on residential amenity. It is also noted that views out of the window would not be wholly filled by buildings or boundary treatments.

A bin store is shown on the propped site plan, no elevations have been submitted. If the application is to be approved a condition should be attached securing further details. This is to ensure there is a designated area away from public view. The bins will also not be an excessive distance from the street, this would be acceptable.

Noise and Disturbance

Policies JP-P1 and DM1 aim to ensure that development is compatible with surrounding land uses and has a neutral or positive impact on the amenities of future and existing residents, particularly in terms of noise.

The Council's Environmental Health Officer has been consulted and provided no comments. Due to the location of the proposed development a noise impact assessment should be conditioned if the application is approved.

Overall, the proposed development would offer future occupants and neighbouring residents an acceptable level of amenity, in accordance with National Planning Policy Framework, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of Rochdale Council's Core Strategy, and the Council's Guideline and Standards for residential Development SPD.

Design and Heritage

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality

design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

In addition, Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Paragraph 206 states that any harm to, or loss of, the significance of a designated or non-designated heritage asset should require clear and convincing justification. Policy JP-P1 of Places for Everyone states that Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Policy P2 of the Core Strategy promotes the protection and enhancement of key heritage assets and their visual amenity.

The application site lies within the Castleton South Conservation Area and within the setting of three locally listed buildings: the former District Bank, the Bridge Inn Public House, and The Carnegie Library. Their high-quality designs, particularly Bridge Bank House, contribute to the significance of the Conservation Area.

The proposed development will retain the existing brickwork and will insert two new windows on the rear elevation, one on the ground floor and one on the first floor. There will be three new windows and two new doors on the side elevation ground floor. The windows and door are considered acceptable. The front elevation will remain the same and the proposed signage is subject to separate advertisement consent.

As part of the application the Council's Conservation Officer has been consulted and raised no objections to the proposed development. The Conservation Officer has requested via conditions details of the new windows and door openings if the application is to be approved.

The proposal is considered acceptable in terms of its impact on nearby heritage assets. In addition, given the modest nature of the proposed external works, the overall design of the scheme is considered acceptable. The proposal therefore complies with PpE policy JP-P2, Core Strategy policy DM1, P2 and P3, and the NPPF.

Highways

Paragraph 116 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.

There is no on site parking provision, as part of the application the Council's Highway Officer has been consulted and raised no objections. This is due to the central location of the development.

Overall, the proposed development is considered acceptable in terms of its impact on highways, in accordance with policies DM1 and T2.

RECOMMENDATION

GRANT subject to 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 :-

- Location Plan, Site Block Plan as Proposed 2503- OS
- Proposed Site Plan 2503-303A
- Proposed Elevations 2503-303A
- Proposed Floor Plans 2503 – 301A
- Heritage Statement

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. Prior to occupation no works to replace or install any doors or windows shall take place until full details of the materials including colour, method of installation and fixings has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, these details shall include detailed designs and cross sections of the window and door reveals, at a scale of not less than 1:50. The doors and windows shall be installed in accordance with the approved details and retained as such thereafter.
4. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. No part of the development shall be occupied until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

6. No part of the development shall be occupied until a Noise Impact Assessment which details the acoustic environment both internally and externally and provides recommendations for a scheme of noise attenuation and ventilation as required, has been submitted and approved in writing by the Local Planning Authority. The development shall not be occupied until such time as the approved noise attenuation measures have been installed in complete accordance with the approved scheme.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and 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.

Report Author Aimee Bovaird