

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE          |
|-----------------|--------------|---------------|
| 25/00070/FUL    | Bob Melling  | 28 March 2025 |

**Address:** 209-211, Bury Road, Rochdale, OL11 4EE

**Proposal:** Two storey rear extension including extension to existing roof terrace and erection of boundary wall to front elevation incorporating ramped and stepped access

|           |                            |   |                       |     |
|-----------|----------------------------|---|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Y | Site notice expired?  | Y   |
|           | 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 |
|-----|--------------------------------------------------|---|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| 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: TH

DATE: 16/04/2025

### SITE

The application relates to a detached, mixed-use property located at 209-211 Bury Road. Due to the topography of the land, the property is two storeys high at the front but has three storeys at the rear with an additional lower ground floor level. The building is currently occupied by three offices with apartments above and is located in the Defined Urban Area. To the rear is a car parking area which shares a

boundary with the River Roch. Access to the car parking area is by way of an unadopted highway which also provides access to a number of commercial properties located within Redbrook Mill, which is locally listed. On the opposite side of Bury Road is a row of terraced properties which contains a mixture of both commercial and residential uses.

The site is located within the Inner Rochdale Physical Regeneration area as designated on the Unitary Development Plan (UDP) Proposals Map. While most of the site lies within Flood Zone 1, there is a small section within Flood Zone 2 (Figure 1).

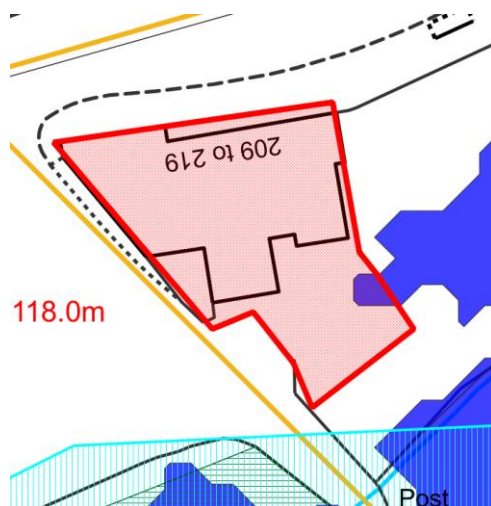


Figure 1 – Site boundary and Flood Zone 2

## **PROPOSAL**

Permission is sought for a two storey extension to the rear of the property and the creation of a new ramped access to the front of the building including the erection of a new wall. The property has an existing two storey rear extension and the proposal is to increase this extension to the full width of the rear elevation. The extension would have a flat roof with balustrade fencing above to provide additional garden/decking area for the apartments. The property currently has poor disabled access facilities and the application therefore includes the formation of two ramps at the front of the building. This would include the erection of 750mm high walls with 300mm metal fencing above giving an overall height of 1.1m along the front elevation of the property.

## **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                             |
| JP-S4 | Flood Risk and the Water Environment |

## **Local**

Adopted Rochdale Core Strategy (CS):

|     |                                                            |
|-----|------------------------------------------------------------|
| G8  | Managing water resources and flood risk                    |
| 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         |
| G/R/1 | Physical Regeneration      |
| EM/7  | Development and Flood Risk |

## **RELEVANT SITE HISTORY**

|           |                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09/D51824 | Change Of Use Of Ground Floor From Offices To Complementary Therapy Centre – <b>Approved</b> April 2009                                                                                                                                             |
| 09/D51662 | Two Storey Rear Extension To Offices With Decking To Roof And Erection Of New Front Wall With Ramped Access - Resubmission D51526 – <b>Approved</b> April 2009                                                                                      |
| 08/D51526 | Two Storey Rear Extension To Offices With Decking To Roof And Erection Of New Wall To Front With Ramped Access – <b>Refused</b> January 2009                                                                                                        |
| 04/D43361 | Change Of Use From Public House To Offices With Two Self Contained Flats – <b>Approved</b> June 2004                                                                                                                                                |
| 03/D42383 | Change Of Use From Public House To Office Space (B1), Repositioning Of Existing 2.5M High Gates And Erection Of New 2.5M High Palisade Fencing Adjacent To Bridgefield Road And Use Of Land To Form Car Parking Space - <b>Withdrawn</b> March 2004 |

## **CONSULTATION RESPONSES**

Highways and Engineering – (Summary) No objections.

Urban Design – (Summary) No objections following submission of amended plans.

## **REPRESENTATIONS**

Letters of notification were sent to surrounding neighbours and two site notices posted in the vicinity. No comments were received.

## **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 209 of the NPPF states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The application building was previously a public house on the main carriage route between Rochdale and Bury. The site fronts a pleasantly curved late C19th terraced row of dwellings that previously formed part of a ribbon pattern of development along this key route.

The building lies in close proximity to Redbrook Mill which is considered to be a non-designated heritage asset; with its significance deriving from its landmark position at the junction of Bury Road and Mellor Street, its unchanged architectural form and its contribution to the historic mix of commercial and residential uses in the area.

The building currently has poor disabled access and therefore the installation of two new ramps to the front of the building is required. The ramps would be screened by 750mm high walls with 300mm metal railings above. Initially, a rendered finish was proposed for the walls, however this was considered impractical due to the likelihood of rapid staining and decay. Therefore, amended plans were submitted showing a brickwork finish for the proposed walls. The proposed works along the front elevation would be relatively minor and unobtrusive within the street scene. Even if a degree of less than substantial harm could be interpreted towards the setting of Redbrook Mill, it is clear that this harm would be outweighed by the public benefit of providing disabled access to the existing commercial units.

Initial concerns regarding the design of the rear extension have been resolved through the reconfiguration of the rear elevation windows including the provision of stone sills and the removal of external security shutters, including the existing security grilles over the toilet block windows. The proposed rear extension would be partially visible from Bury Road, although views would be restricted by an existing digital advertisement hoarding which, by design, would draw the attention of passers-by. Therefore, the proposed extension would make only a limited contribution to the setting of Redbrook Mill and would not be highly visible behind the existing hoarding.

The proposed extension would be highly visible from the pedestrian link over the River Roch from Bridgefield Street and would form a terminal view on egress from the potential new housing development on the site of the former Oakenrod Primary School, which is currently pending determination. Notwithstanding, the proposed extension would read as a continuation of the existing extension and it is not considered that views of the proposed extension from the rear would harm the setting of Redbrook Mill.

In light of the above, it is considered that the proposals would not unduly harm the setting of Redbrook Mill or the character of the locality. 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

Given that the property is isolated from other buildings, the proposed extension would not unduly affect the amenity of any other properties. 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.

### Highways

The Highways Authority has been consulted and raised no objections, confirming that the proposal will not have an adverse impact on road safety or highway capacity. As such, it is considered that the proposal would accord with CS policies DM1 and T2 and the NPPF.

### Flood Risk

A small section of the site is located in Flood Zone 2 (Figure 1) and a Flood Risk Assessment (FRA) has been submitted. According to the FRA, the site and the proposed extension would be safe from fluvial flooding up to and including a 100+35% design flood event. Therefore, no specific design requirements or mitigation measures are necessary. The LPA has no reason to doubt the findings of the FRA and it is considered that the development would not suffer flooding, nor increase flood risk elsewhere, in accordance with CS policy G8, PfE policy JP-S4 and the requirements of 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:-

- Existing. Dwg Nr. T264-01-A
- Proposed. Dwg Nr. T264-02-C
- 'Flood Risk Assessment' prepared by T J Booth Associates and dated January 2025 (revision 0)

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. No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted

Rochdale Core Strategy, Policy JP-P1 of the adopted 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