

APPLICATION NUMBER: 23/00463/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00463/FUL	Aimee Bovaird	11 September 2023

Address: 2 Market Place Heywood OL10 4NL

Proposal: Proposed change of use of first floor into a self-contained flat

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: M Lewis

DATE: 18 October 2023

SITE

This site relates to the first floor space above a row of shops which is currently used as storage. This is an area with a range of shops within the Defined Urban Area. The building has two storeys. This is not in a conservation area or a listed building. The site is in the vicinity of St Lukes Vicarage a Grade 2 listed building and St Luke's Church, this is a Grade 2 listed building.

PROPOSAL

Planning permission is sought for the change of use of the first floor into a self – contained flat. No external changes are proposed.

The first floor is being changed from a storage area to contain one bedroom, one bathroom and a kitchen/living area.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1	General Development Requirements
C1	Delivering the right amount of housing in the right places
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
C3	Delivering the Right Type of Housing
P2	Protecting and enhancing character
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General Development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 - Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

22/00521/FUL - Change of use from Opticians (Class E) to Taxi office (Sui Generis) - Approved

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received,

'The application site is close to Heywood Town Centre and has good access to local amenities and transport links therefore the lack of parking should be acceptable.

There is adequate bin storage to the rear of the proposed dwelling which is accessible for collection.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions.'

Conservation And Design

The following comments were received,

"There are no objections to the proposal.'

Environmental Health

The following comments were received,

'This section has no objections to the proposals, we would recommend the following condition:

The home is constructed in line with the design requirements of the submitted acoustic report to achieve the following internal sound levels

- *35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;*
- *30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;*
- *35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;*
- *40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;*

Upon completion and prior to occupation validation testing is undertaken to ensure the required sound levels are being achieved.'

REPRESENTATIONS

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

ANALYSIS

Principle of Development

This application seeks to change the first floor into a self- contained flat.

The proposed development is located in the Defined Urban Area in a sustainable location. The proposed development is close to St Lukes Vicarage a Grade 2 listed building, this building is east of the proposed development.

The location has good public transport links as it is close to Heywood Town Centre.

Policy C1 sets out how the importance of delivering the right homes in the right places to attract and retain residents. One of the aims of policy C1 is to, 'Maximise the potential of previously developed sites, including empty homes and buildings'. This proposed development will improve the quality of the residential environment in line with Policy C1.

Therefore the proposed change of use is acceptable in principle.

Design

The development does not propose any external works. Therefore there is no discernible impact regarding design to be considered.

Impact on Surrounding Occupiers

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users. The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Noise

The key issue for consideration in relation to noise, is whether the occupiers of the proposed flat will suffer unacceptable levels of noise disturbance due to the proximity of the flat to the road and to the night-time economy uses nearby. The application was submitted without a noise impact assessment. The Council's Environmental Health Officer has been consulted and raised no objections. They have requested a condition for a Noise Impact Assessment to be submitted prior to occupation.

Privacy

No external alterations to the building are proposed. The existing windows are considered acceptable and will be no closer to existing residents than any of the existing windows.

Space standards

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. The habitable room is served with an adequate standard of light and outlook and meet the NDSS. The proposed bedroom meets the minimum space required as it is over 11.5m². Therefore officers are satisfied that proposed flat will give an acceptable standard of amenity for its future occupiers.

Heritage

Policy P2 in the adopted Rochdale Core Strategy seeks to enhance and protect the character of the borough and promote heritage assets.

The Councils Conservation Officer has been consulted and raised no objections. The Conservation Officer stated that the proposed development will have a neutral impact on the setting and significance of the designated heritage asset and is considered acceptable

This complies with Policy P2 of the Core Strategy.

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.

Consultation has been undertaken with the Highways Authority, which has raised no objection to the proposal.

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:

Location Plan

Existing Floor Plan and Site Plan – B 1890/1

Proposed Floor Plan and Site Plan – B 1890/2

and the development shall be carried out in 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 development hereby approved shall be constructed in line with the design requirements of the submitted acoustic report to achieve the following internal sound levels

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times;

No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

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 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