

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00845/FUL	Claire Ringwood	18 th October 2024

Address: 562A Oldham Road, Rochdale, OL11 2AZ

Proposal: Change of use from 5 bed (C3) dwelling, to 10 bed, 10 person HMO including demolition of side conservatory and front porch and erection of a new single storey side extension and front porch, alterations to fenestration, cycle store and patio area to rear.

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?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 22 October 2024

SITE

The application site is a large three storey semi-detached property set back from Oldham Road. The site is south of the M62 motorway with St Cuthbert's RC High School on the east side of Oldham Road. The site is set back from the Yew Tree Inn and surrounded by a cluster of residential properties in varied styles typologies. There is parking to the front facing Oldham Road which is assumed to be for the pub. The access road is un-adopted.

The site falls within a Defined Urban Area as defined in Rochdale Borough Council's saved Unitary Development Plan (UDP) Proposals Map although it is in close proximity to the Green Belt to the west.

PROPOSAL

Full planning permission is sought for the change of use from a 5 bedroom (C3) dwelling, to a 10 bedroom / 10 person Sui Generis House in Multiple Occupation (HMO). The proposal includes the demolition of the existing side conservatory and front porch and the construction of a single storey side extension and front porch. Alterations to the fenestration is proposed along with a cycle store and patio area to rear.

To accommodate the change of use to a HMO, the existing internal layout of the building would be revised and a single storey side extension constructed. The ground floor would comprise 2 bedrooms, hallway and a living room and kitchen/dining room. The first and second floors comprise 4 bedrooms to each floor. All bedrooms have en-suites and there is access into a large yard where a sitting out area, bin storage and cycle store are proposed. Two separate patio areas are shown for Bedrooms 1 and 2 at the rear of the property.

The proposed single storey side extension measures 4m (w) x 5m (d). The proposed extension would have a pitched roof and measure 2.2m in height to eaves level and 3.1m at its highest point. The materials will consist of render to match the existing and grey slate tiled roof.

The proposed porch would be relocated to a more central position on the front elevation and measures 1.8m (w) x 1.1m (d). The proposed porch would have a pitched roof with steps up and would be the same height as the existing porch. The existing porch will be demolished and a new window will be installed.

A new timber gate is proposed to the rear yard.

The submitted plans state that some existing windows will be replaced, some will be bricked up and new window openings will be installed. Four new windows are proposed to the side elevation of the property (two windows to both the first and the second floors).

There is no existing parking at the premises and none is proposed.

Accommodation Schedule

Bedroom 1 = 12.7sqm

Bedroom 2 = 10.3sqm

Bedroom 3 = 12.9sqm

Bedroom 4 = 11.7sqm
Bedroom 5 = 12.4sqm
Bedroom 6 = 12.9sqm
Bedroom 7 = 13.6sqm
Bedroom 8 = 13sqm
Bedroom 9 = 12.2sqm
Bedroom 10 = 13.3sqm
Living Room = 18.3sqm
Kitchen/Dining Room = 17sqm

PLANS AND INFORMATION SUBMITTED

Drawing No: 562A0R/199/PL – Site Location Plan Existing Site Plan
Drawing No: 562A0R/200/PL – Proposed Site Plan
Drawing No: 562A0R/201/PL – Existing Plan Layouts
Drawing No: 562A0R/202/PL – Existing Elevations
Drawing No: 562A0R/203/PL – Proposed Plan Layouts
Drawing No: 562A0R/204/PL – Proposed Elevations
Exemption from BNG Statement
Received 27th August 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
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-S1: Sustainable Development
JP-H3: Type, Size and Design of New Housing
JP-P1: Sustainable Places
JP-C8: Transport Requirements of New Development

Rochdale Core Strategy (CS):

DM1 General Development requirements
SD1 Delivering sustainable development

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development SPD (June 2016)

RELEVANT SITE HISTORY

13/00991/FUL - Demolition of part of building and change of use and conversion of remainder of building to one dwelling and 8 apartments. Approved 15/01/2015.

SUMMARY OF CONSULTATION RESPONSES

Highways

No objection.

Environmental Health (Noise)

A Noise Impact Assessment is required to inform the design to achieve adequate internal noise levels due to the close proximity of the road and motorway network.

Transport for Greater Manchester

The quantum of development falls below TfGM's requirement for any highway impact assessment work.

The application forms confirm that existing access and car parking arrangements will remain unchanged. It is anticipated that servicing arrangements will also remain unchanged.

It is noted that 10 cycle parking spaces are proposed. The cycle store should be internal and benefit from security measures.

There are no other comments required from a TfGM perspective.

Strategic Housing

No objections from a HMO Standards perspective.

Greater Manchester Archaeological Advisory Service

Given the level of changes that have already taken place, and the limited works that would enable any meaningful recording of significant historic fabric - there seems little potential for further knowledge to be gained through a scheme of recording works.

On the basis that there are minimal threats to known or suspected heritage interests, there seems no reason to seek to impose any archaeological requirements upon the applicant.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice displayed. 1 letter of representation neither objecting to, or supporting the application has been submitted. 3 letters of objection have been received raising the following concerns:

1. No opposition to the works being carried out as long as there is a signed guarantee that the road is left in a suitable safe condition;
2. Looking to buy a property near here and do not want this as my neighbour;
3. The proposal is unsuitable and unjustified for this area;
4. Future occupants might cause trouble for local residents;
5. Impact on privacy and security of neighbouring residents and safety and wellbeing of the pupils attending the school;
6. Noise and traffic disturbance; and
7. Additional waste.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area (Policy G/D/1 of the UDP) which 'ensures new development, where possible and appropriate, is concentrated within the urban area'. Policy C1 of the adopted Core Strategy seeks to provide the right amount of homes in the right places, with a specific focus on regenerating inner areas and town centres.

Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 60 setting out that *'the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'*. Paragraph 63 states *'within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in housing policies'*.

The principle of a HMO at this location is considered to be acceptable given the existing mostly residential nature of the site and surroundings. HMOs provide an additional housing accommodation option that contributes towards housing requirements in the borough and in this instance would provide accommodation for 10 residents. As such the development is considered acceptable in principle, subject to compliance with other development management requirements, assessed below.

Accommodation Standards, Impact on Residential Amenity and Noise

Future occupiers

The Nationally Described Space Standards (NDSS) state in order to provide a one bed space, a single bedroom must be at least 7.5sqm and 2.15m wide. The Council's Housing Standards Officer has been consulted on the application and raised no objection. Bedrooms less than a minimum of 13sqm also require a communal living area and a living room for use by 6-10 individuals would require a minimum floor area of 16.7sqm. The submitted plans show a living room measuring 18.3sqm and a kitchen/dining room measuring 17sqm. The proposed bedrooms have a minimum floor area of 10.3sqm and a maximum of 13.6sqm which exceeds the minimum requirements in the NDSS. Taking these measurements into consideration, the proposal exceeds the

NDSS requirements and will provide an acceptable internal level of amenity for occupants.

All bedrooms have windows and four of the bedrooms are dual aspect. Windows and doors are proposed to the single storey side extension and the living room and officers consider all habitable rooms will receive an adequate level of daylight and sunlight.

The Council's Environmental Health (Noise) officer has reviewed the application and advised that a Noise Impact Assessment is required to inform the design to achieve adequate internal noise levels due to the close proximity of the road and motorway network. The site also lies adjacent a public house which is currently closed but could reopen, thus careful selection of any noise mitigation such as enhanced windows specifications will be needed. Given the existing and historic residential nature of the site and surrounding properties, this matter is a common feature of local residential amenity and as such can be dealt with by way of condition.

Bedrooms 1 and 2 are shown to have private patio areas to the rear and there is a large rear yard to the side of the property which is screened by high hedging and boundary fencing. The yard will accommodate a sitting out area, bin storage and a cycle store and there is adequate space for drying clothes. Due to its sustainable location there are other opportunities to access other outdoor public amenity spaces within close proximity.

Privacy and overlooking/overbearing impacts

The only changes to the rear elevation, which backs onto Yew Tree Close, relate to two ground floor windows which are to be changed to patio doors. The existing door access will be bricked up. The two windows at first floor and second floor level are to remain as existing. Due to the orientation of the application site and the dwellings on Yew Tree Close, there is not considered to be any direct overlooking and there is high hedging along the rear boundary with these neighbouring properties which also screen any views.

A large window to the side elevation at first/second floor level will be blocked up and four windows installed, two windows to the first floor and two windows to the second floor. The closest residential properties to these proposed windows are approximately 60m to the west with open land beyond which exceeds the Council's minimum distance of 21m. A small first floor window to the front elevation at first floor and another to the ground floor are also to be blocked up. Windows to the single storey side extension are all at ground floor level and will be screened by boundary fencing and high hedges and would not be visually prominent.

Given the position and location of the windows it is not considered that the proposal would result in any loss of privacy, overlooking or overbearing effects that would be detrimental to the living environment of the neighbouring residents.

Noise, disturbance and pollution

The level of noise and disturbance from additional residents is considered negligible within the existing context and would not give rise to any harm to local amenity. Management of the property would be controlled through separate legislation in respect of management and licensing of HMOs which sits outside of the Planning System.

In light of the above, the proposal is not considered to unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of

amenity for future occupiers in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

Impact on Character and Appearance

There is no objection to replacing the windows and the plans state these will be black UPVC and bricked up windows are door openings will be render to match the existing property. The property is not within a Conservation Area nor is it a Listed Building and it is not in a prominent position due to its set back from Oldham Road. As such, the proposal is not considered to have a detrimental impact on the surrounding area in terms of design and appearance. The proposal is therefore considered to accord with Policies DM1, C3 and P3, JP-H3 of PfE and the NPPF.

Highways

The site is in a relatively sustainable location and is situated close to a busy public transport route. The Council's Highways Officer has advised that the change of use is unlikely to generate any problematic volume of traffic and although no parking provision is proposed, Highways do not feel they could sustain any objection on the grounds of insufficient parking.

Cycle storage is proposed in the rear yard and would consist of a galvanised steel frame for 10 cycles by way of 5 x Sheffield Stands which would be covered and secured. Bin storage is also proposed within the rear yard.

Taking the above matters into consideration and subject to relevant conditions, the proposed development is in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy, JP-C8 of PfE and the relevant requirements of the SPD and the NPPF.

OTHER MATTERS

The application has generated a number of concerns from local residents which have either been addressed in the Representations section above or within the analysis of the application itself. There are some other matters however, which do not fit into the report sections above but which are addressed below.

Future residents and safety

Concerns have been raised relating to the type of residents who might occupy the proposed HMO and the impact on safety and security of neighbouring residents and pupils from the school. The behaviour associated with future tenants is not a material planning consideration. Any issues of anti-social behaviour would be controlled by standard approaches which would not differ from any other dwellinghouses other than there being a greater level of control over management issues of such a property due to additional regulation and licensing requirements associated with such properties.

Conclusions

The proposed 10 bedroom / 10 person HMO would be acceptable in principle in this location and no unacceptable harm has been identified in respect of the residential amenity of surrounding occupiers or the living conditions of the future occupiers. There are no highway or pedestrian safety concerns and the recommendation is therefore to grant planning permission.

RECOMMENDATION

GRANT subject to the following conditions:

Time Limit

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).

Approved Plans

2. This permission relates to the following plans:

Drawing No: 562A0R/199/PL – Site Location Plan Existing Site Plan

Drawing No: 562A0R/200/PL – Proposed Site Plan

Drawing No: 562A0R/203/PL – Proposed Plan Layouts

Drawing No: 562A0R/204/PL – Proposed Elevations

Received 27th August 2024

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 policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Materials

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Bin Storage

4. Prior to first occupation of the HMO hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy T2 of the adopted Rochdale Core Strategy, Policy JP-C8 of PfE and the requirements of the National Planning Policy Framework.

Cycle Storage

5. Prior to first occupation of the HMO hereby approved, the cycle store shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the HMO at all times.

Reason: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy T2 of the adopted Rochdale Core Strategy.

Noise Levels

6. Prior to first occupation of the HMO hereby approved, a Noise Impact Assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The Noise Impact Assessment shall ensure the following internal noise levels are achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

Upon completion and prior to the first occupation of the HMO hereby approved, an acoustic verification report shall have been first submitted to, and approved in writing by, the Local Planning Authority confirming that the internal noise levels have been achieved. Thereafter, the development shall not be carried out other than in accordance with the approved scheme.

Reason: In order to safeguard the amenities of future occupiers and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

HMO Communal Space

7. The development hereby approved shall be for use by 10 residents only and the communal living space and kitchen dining area as shown on approved Drawing No: Drawing No: 562A0R/203/PL – Proposed Plan Layouts shall be retained for communal use for so long as the property remains in use as a HMO.

Reason: To ensure that an adequate standard of amenity and living space is provided for the residents in accordance with DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of PfE, the SPD and the NPPF.

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.

Notes for Applicant:

The applicant is advised that this property will require licensing. Please contact the Landlord Licensing Team via landlordlicensing@rochdale.gov.uk

The applicant is advised that as the property is located on an un-adopted road, care should be taken to ensure that the road is not damaged and any damage that may be caused would need to be rectified.