

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00606/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 26.08.2025 **EXT OF TIME** N/A

Address: 133 Bowness Road, Middleton, M24 4EN

Proposal: Conversion of integral garage to form an additional consulting room within existing Medical Practice.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	NA

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?	NA
	Neighbour comments received?	N

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: TH **DATE:** 12/08/2025

SITE

The application relates to no. 133 Bowness Road, an existing Medical Practice located in Langley, Middleton.

PROPOSAL

Permission is sought for the conversion of the existing integral garage to form an additional consulting room within the Practice. The only external alteration would see the existing garage door replaced by a window. Materials for construction are proposed to match existing.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements
P3 Improving design of new development
T2 Improving accessibility
Appendix 5 Schedule of parking standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

96/D33464: Front Porch And Disabled Access Ramp To Surgery. Granted STC September 1996

96/D32830: Single Storey Extension To Rear Of Doctors Surgery And Formation Of External Staircase At Side To Serve First Floor. Granted STC March 1996

CONSULTATION RESPONSES

Highways And Engineering

(Summary) No objections.

The application site is a short walk from Langley Local Centre.

The site is not expected to generate any significant additional volume of traffic and does not require further assessment.

Whilst more parking should be provided as a result of this proposal we do consider this to be a semi sustainable location with good public transport links and within walking distance of many properties and we do not believe we could sustain an objection to this proposal on insufficient parking.

Access to the site is acceptable.

No changes are proposed to the highway.

We have no new road safety concerns as a result of this proposal.

We have no concerns regarding the servicing of this location.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters. No responses were received.

ANALYSIS

Visual Amenity

CS policies P3 and DM1 require development proposals to adhere to high quality design and enhance the borough's identity and sense of place 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.

The only external alteration would see the replacement of the existing garage door with a window. The window would be an appropriate size and the white uPVC frame would match the existing window frames.

On this basis, the design is considered acceptable, in accordance with CS policies P3 and DM1, P/E policy JP-P1 and the NPPF.

Residential Amenity

CS 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. Additionally, the 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 main consideration regarding residential amenity is whether the proposals would materially harm the living conditions of the existing residential dwelling by way of noise disturbance.

While the creation of an additional consulting room would likely lead to an intensification of the existing use, it is not considered that this would materially harm the living conditions of neighbouring properties.

On this basis, it is considered that the proposals would have an acceptable impact on neighbouring properties, in accordance with CS policy DM1 and the NPPF.

Highways

Paragraph 116 of the NPPF sets out 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.

While the Highways Officer advised that more parking should be provided as a result of the additional consulting room, it is acknowledged that the site is in a relatively sustainable location within walking distance of many properties and with good public transport link. On this basis, the Officer raised no sustainable objections to the lack of parking provision.

As such, it is considered the proposal is in accordance with CS policies T2 and DM1, and 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:

- Location Plan dated 12/06/2025
- Existing and Proposed Plans. Dwg no. 025/TFP/001
- Existing and Proposed Site Plans. Dwg no. 025/TFP/002

and the development shall be carried out in accordance with these 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy 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