

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01207/FUL	Jake Powell	15/12/2022

Address: 76 Whitworth Road, Rochdale, OL12 0EZ

Proposal: Change of use of the first floor and loft space to provide a two bedroom flat including the installation of first floor rear walkway connecting to the existing walkway.

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

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	GRANTED (SUBJECT TO CONDITIONS)
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CHECKED AND SIGNED OFF BY: AT

DATE: 15.12.2022

SITE

The site relates to a two-storey mid terrace property located on Whitworth Road. The site currently consists of a retail unit on the ground floor, with the first floor as additional space for this retail unit consisting of two rooms, a hallway and a bathroom. The property also benefits from a loft space, with access via a staircase from the first floor. It is noted that there is no access from the ground floor to the first floor currently.

To the rear, the site benefits from a single storey flat roof extension, in addition to a grassed rear yard/garden area. This rear area backs onto Rivington Street.

PROPOSAL

The application seeks permission for the change of use of the first and second floor/loft space from retail (Class E) to residential (Class C3) to create a residential unit, which would provide one master bedroom, one smaller bedroom, a lounge, kitchen and bathroom.

The ground floor retail unit will be retained. The application also proposes the extension of an existing walkway at first floor level to access a first floor entrance to the property.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
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
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
S/6	District Centre, Local Centres and Linear Commercial Areas
	<i>Policy to be read in conjunction with CS Policy E1 until replaced by Site Allocations or other DPD.</i>

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

94/D30328	Continuation Of Use As Area Office. Granted subject to conditions.
86/D19696	Change Of Use From Shop To Area Office. Granted subject to conditions.

CONSULTATION RESPONSES

Highways Engineer

The application proposes a change of use from a retail use to a two bedroom dwelling which may have an impact on car parking provision and servicing.

Council standards would require the provision of two off street car parking spaces to be provided for the size of the proposed dwelling and the application provides no parking. The streets around the application site already suffer from on street parking problems as residents and adjoining businesses rely on parking on these streets. Although parking provision is a concern the application site is within walking and cycling distance of Rochdale town centre with its amenities and access to public transport therefore an objection on the lack of parking provision may not be sustainable.

The existing retail use is likely to generate servicing requirements and although the proposed residential use may generate a slightly higher demand in terms of refuse collection this should not be an issue.

The proposed development should not have any impact on road safety or highway capacity.

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

REPRESENTATIONS

The application has been publicised with neighbour notification letters. No letters of representation have been received in respect of this application.

ANALYSIS

Policy E1 of the Rochdale Core Strategy states that the Council will focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the Borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations. The Policy also aims to ensure the provision of a hierarchy of accessible district and local centres and shops that meets people's daily shopping needs. Specifically, the CS notes that town centres have the potential to play an important role in providing new quality housing in sustainable locations.

Paragraph 23 of the NPPF sets out that Local Planning Authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

It is noted that the application does not propose a change of use to the existing ground floor retail unit in the building. The building would therefore retain an active commercial frontage in the street scene within the linear shopping centre. The

change of use would apply only to the upper floors of the building. The NPPF and Core Strategy are both clear that residential development within existing centres is to be encouraged, where it does not explicitly damage the viability and vitality of the centre or detract from the provision of other employment space. It is therefore considered that the change of use of the building from commercial space to residential is acceptable in principle.

Visual Amenity

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

Externally the application proposes limited alteration to the site. The proposed development visual impact is limited to the extension of an existing metal walkway at first floor level which currently facilitates three other first floor neighbouring properties. This will be extended to the existing front door at first floor level on the rear elevation of the property.

Whilst this walkway would be viewable from the streetscene, particularly when viewed from Rivington Street to the rear, Officers consider that the visual impact of the proposed development would be minimal. Particularly as this would be the extension of an existing walkway.

The proposed development would therefore have an acceptable impact on the visual amenity of the site and surrounding areas, and would therefore accord with the requirements of Policies DM1, and P3 of the adopted Core Strategy, in addition to the National Planning Policy Framework.

Residential Amenity

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.

Noise and Disturbance

The site is located within a linear centre area. The uses within this area are mixed at ground floor level, although are predominately Class E and Sui Generis. Many properties within this area above ground floor level are residential. The proposed use of retaining the ground floor unit as Class E, whilst converting the first and second floors to residential would share an acceptable relationship with the neighbouring properties, and would not result in any significant increase in noise and disturbance.

Neighbour Amenity

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*' 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. The proposed development would not introduce any new windows, and as such it is considered the proposed development would not unduly impact on the amenity of the neighbouring properties.

Occupier Amenity

The Nationally Described Space Standards is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

Below is an extract from the Nationally Described Space Standards, which specifically details the Gross Internal Area requirements for new 2 bedroom apartments where 3 individuals reside.

Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwellings	Built-in storage
2b	3p	70	2.0

In assessing this application, the table below sets out the approximate GIA of each unit. It is noted that no details on the intended number of occupants have been submitted. However due to the sizing of the proposed unit, it is likely that it would accommodate three bed spaces and therefore three individuals.

Unit	No. of occupiers	Gross Internal Area (M²)	Required GIA (M²)	Difference (M²)
Flat	3	82	70	+12

The proposed residential flat would meet the requirements of the Nationally Described Space Standards. Whilst it is noted that the master bedroom would only be facilitated by rooflights, it is considered that this would provide a satisfactory level of light and outlook for a bedroom in the roofspace.

The proposal neglects to provide a suitable outdoor space for the occupiers to enjoy. However this would on balance be acceptable as there are locations within the vicinity that could provide a similar function.

Overall, the proposal would have an acceptable impact on the amenity of neighbouring properties and future occupiers of the site, and would comply with policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the CS.

The application site is in a sustainable area within a short distance to local amenities and public transport, therefore the lack of proposed parking would not result in a detrimental impact to highway congestion. Furthermore, there is an adequate bin storage area to the rear which would be suitable for both the existing and proposed uses.

For these reasons, the proposal is considered to be acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the NPPF.

RECOMMENDATION

GRANTED 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:

22.2818.1A EXISTING DETAILS

22.2818.2B PROPOSED DETAILS

22.2818.3 EXISTING & PROPOSED BLOCK PLANS

and the development shall be carried out in complete 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.

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.

Notes for Applicant: