

APPLICATION NUMBER: 22/01399/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01399/FUL	Aimee Bovaird	18 January 2023

Address: Premier House Longford Street Heywood OL10 4NH

Proposal: Change of use of part of first floor to 1no' bedroom flat - Retrospective

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: LA

DATE: 07.02.23

SITE

This site relates to first floor space above a private nursery and school holiday club at Premier House, Longfield Street. This is not in a conservation area and is not a listed building. There is a listed building at St Lukes Vicarage, York St, Heywood. The red edge covers the proposed and existing flats, the nursery, the car parking spaces and the play area around the nursery. To the North, East and West of the site is residential dwellings and to the South of the site is the back of shops.

PROPOSAL

This is a retrospective application for the change of use of first floor from ancillary storage to self-contained flat. The flat will contain one bedroom, one bathroom with storage and one lounge/ kitchen.

No operational development is required to facilitate the change of use. No internal alterations are proposed to the building, other than the use of some of the rooms.

The development proposes to make use of two existing car parking spaces. They propose their bin storage area on the east side of the proposed site, this is beside the car parking spaces.

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

P3 - Improving design of new development

G8 Managing water resources and flood risk

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

01/D39254 – change of use from first floor to form self – contained flat and additional childcare accommodation. – Grant

10/D53553 – Construction of covered play area with external roller shutters and installation of a retractable awning to rear of building- Grant

99/D36262 – Change of use from manufacturing and storage to private day nursery and child care centre at basement and ground floor levels including single storey extension. – Grant

CONSULTATION RESPONSES

Highways And Engineering

The application site is very close to Heywood Town Centre with good access to local amenities and public transport links therefore it could be said that the site is in a sustainable location.

The application plans do show some off street parking provision however it would appear that this would be shared with the existing on site residential use. Although parking provision would not meet Council standards the sites sustainable location would mean that an objection on this basis is unlikely to be upheld.

We do not envisage that there would be any detrimental impact on road safety or highway capacity as a result of the development.

The servicing arrangements for the proposed development would appear to be adequate.

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

Env Health - Noise/Odours

This section has no objections to the proposal.

Conservation And Design

The application site is a children's nursery located on Longford Street in Heywood. The proposal is for the conversion of part of the first floor to create a residential apartment. No external works are proposed as part of the proposal.

The site lies within the setting of heritage assets including St Luke's Church and associated vicarage. However as the works are purely internal, they will not impact on the setting of these listed buildings. No objections.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, there was no responses.

ANALYSIS

Principle

This application seeks to change the use of the first floor of the building from storage space to residential accommodation (one self-contained flat).

The proposed development is located in the Defined Urban Area. 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 align with this policy.

Therefore the proposed change of use is acceptable in principle.

Design

There is no proposed external changes to the dwelling therefore design is not a matter to be considered in this case.

Occupier and neighbour 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. 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/

This proposal relates to a change of use of the building only, the considerations in respect of amenity relate to the impact of the development of privacy, where rooms would become 'habitable' and through noise and disturbance by virtue of the amounts and comings and goings which would be associated with the proposed use.

Noise

In respect of the noise and disturbance to be generated by the proposed flat, the proposal will add two potential occupants. Given the nature of the surrounding uses which include residential and commercial, the provision of a 1 bedroom flat is not likely to generate noise nuisance for neighbours. Although there may be an increase in cars of 1-2, this, is not considered to be of such intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance. Likewise, given the nature of the surrounding uses, the use of the building as a flat is acceptable in this location in terms of the impact on the occupiers themselves.

Environmental Health has been consulted and they have no objections.

Privacy

No external alterations to the building are proposed. The existing windows are considered acceptable and will be no closer to existing housing 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. Therefore officers are satisfied that proposed flat will give an acceptable standard of amenity for its future occupiers.

Highways and Refuse Collection

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. Highways raised that parking would not meet the Council's standards, in this instance it is not considered to be an unacceptable impact due to the sustainable location. It is acceptable in regards to highway safety. A dedicated bin storage area has been identified on the plans east of the building.

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 Plans and Elevations – 100 Rev A

Proposed Plans and Elevations – 101 Rev B received 17/01/2023

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. No part of the development shall be occupied until such time as details for the design of refuse / bin store have been submitted to and approved in writing by the Local Planning Authority. The duly approved store shall be installed in complete accordance with the details and made available for use prior to the approved development first being brought into use.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with

policy P3 of the 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