

APPLICATION NUMBER: 23/01117/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01117/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 12.01.2024 EXT OF TIME

Address: Unit 4 Trans Pennine Trading Estate Gorrels Way Rochdale OL11 2PX

Proposal: Installation of a new sheet metal roof

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

CHECKED AND SIGNED OFF BY:

LA

DATE: 01.05.24

SITE

This site is located within Trans Pennine Estate and relates to Unit 4, which is a single storey steel framed factory building on a corner plot between Gorrels Way and Gorrels Close. A service yard is provided off the northwest facing elevation, occupying the space between the application building and Unit 3. The unit is single storey.

The unit is set within a wider industrial park which features other buildings with similar brick and corrugated metal construction. Units are typically enclosed within steel Palisade fences which line the perimeter of each unit.

The site is located within the Defined Urban Area and Primary Employment Zones.

PROPOSAL

The application proposes the installation of a metal sheet roof. The proposed new roof will be a pitched roof and will replace the existing flat roof. The new roof will wrap around a proportion of the building.

There are no other alterations to the existing building.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

- E2 Increasing jobs and prosperity
- P1 Improving image
- P3 Improving design of new development
- G9 Reducing the impact of pollution, contamination and land instability
- T2 Improving accessibility
- DM1 General development requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area
- EC/2 Primary Employment Zone

RELEVANT SITE HISTORY

21/01541/FUL - First floor and front extension to form ancillary office and welfare accommodation, alterations to fenestration to front and side elevations and cladding – Grant

CONSULTATION RESPONSES

Highways And Engineering

No objections

Natural England (North West Planning)

No comments received to date

Canal And River Trust

No objections

Gtr Manchester Ecology Unit

No comments received to date

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a notice was posted in the vicinity of the site. No responses were received.

ANALYSIS

Principle of Development

The application site lies within the Defined Urban Area, as designated under the Rochdale Unitary Development Plan Proposals Map. Saved policy G/D/1 is therefore relevant to any applications on the site and the supporting text to this policy states that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

The site in question is located within a Primary Employment Zone as designated by saved UDP policy EC/2, which sets out that development and change of use, for industrial, business and warehouse uses (Use Classes B1, B2 and B8) will be permitted where proposals:

- a) Are of an appropriate scale and character to the area;
- b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas ; and,
- c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing and manoeuvring

The proposed new roof complies with the above policies and therefore the principle of development is considered acceptable.

Character and Appearance

Policies DM1, P1, P2 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design. In addition, paragraphs 131 and 135 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.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world, consisting of a series of beautiful, healthy and varied places and sets out a number of requirements for new development to adhere to which generally conform to the guidance set out in the documents linked above. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

The proposal seeks to replace the existing flat roof and replace it with a pitched roof wrapped around the south west and south east elevations. The roof will be a sheet roof metal cover. This will match with surrounding buildings and keep in character with the surrounding area.

As such, it is considered that the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework and relevant policies in PfE.

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 135 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.

Surrounding land uses are commercial with industrial uses. The proposal will not create any negative impact on amenity through noise or increased disturbance. The proposed roof will not cause any loss of light or outlook to surrounding occupiers.

As such, it is not considered that the proposals would unduly impact the amenity of surrounding occupiers, and the proposals would accord with the requirements of policies DM1 and G9 of the adopted Core Strategy and the NPPF and relevant policies in PfE.

Highways The proposed development comprises a replacement roof and has no impact on car parking, servicing or the adopted highway. As such the Council's Highways Officer has been consulted and raised no objections.

The proposals would accord with policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework and relevant policies in PfE.

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

Proposed Site Plan – 21.2551.204

Existing and Proposed Sections and Front Elevation – 21.2551.201B

Proposed Elevations – 21.2551.202B

Proposed Ground Floor Plan – 21.2551.200A

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.

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