

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00486/FUL	Aimee Bovaird	10 July 2023

Address: West Croft Industrial Estate, Unit 8 Manchester Old Road Middleton M24 4GJ

Proposal: Erection of two storey office building to side and single-storey rear extension with cladding, new door openings and windows

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
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CONDITIONS	Pre-commencement conditions proposed?	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: TH DATE: 22.02.2024

SITE

The application site is a single storey commercial building, noted in the application form as being in use by a joinery workshop, forming part of West Croft Industrial Estate off Manchester Old Road in Middleton. This is within the Defined Urban Area.

The site is accessed off Manchester Old Road. North of the site is a residential area, directly east of the site is Rhodes Bowling Club, and there are also residences to the east. There is a row of mature trees along the site boundary that is shared with the bowling green on the east elevation

PROPOSAL

The application proposes the erection of a part-single storey, part two storey extension to both sides and the rear of the existing building, with cladding, new door openings and windows.

On the ground floor the extension will include a workshop. On the first floor the extension will include an office/store space. The extension is set back from the highway. On the roof there are 11 daylight panels proposed.

Throughout the application process amended plans were sought to overcome planning issues identified with the original plans. After consultation with the Council's Highways Officer amendments were sought to include appropriate parking provision on the site.

Amendments were sought to reduce the overall scale of the scheme to ensure existing trees on the site boundary were not harmed. This resulted in new plans with a scaled down scheme and the root protection area of the trees shown.

The original proposal was tall and impacted nearby neighbours, the original materials contrasted poorly with proposed materials. Revised plans were submitted with a change in the roof layout and new proposed materials to be more in line with the original building. These revised plans also resulted in less harmful impact on surrounding neighbours.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- SD1 Delivering sustainable development
- DM1 General Development requirements
- SO1 Delivering a more prosperous economy
- SO3 To improve design, image and quality of place
- P1 Improving image
- P3 Improving design of new development

Unitary Development Plan (UDP):

- G/D/1 – Defined Urban Area
- EC/3 - Mixed Employment Zones
- NE/8 – Development Affecting Trees, Woodlands and Hedgerows.

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

No relevant site history.

CONSULTATION RESPONSES

Env Health - Noise/Odours

This section has no objections.

United Utilities

'Following our review of the submitted drainage documents; Drainage Strategy Ref: 230303/05, Dated 19/06/2023, prepared by A&D, the plans are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. We would firstly request infiltration to ground be fully investigated and in line with BRE365.

The above methods of surface water drainage are required to be evidenced and agreed to be unfeasible before surface water draining to the combined sewer can be considered.

Also, we noted that foul and surface water doesn't have separate network. Foul and surface water shall drain on separate systems.'

Highways

The following comments were received:

'There are a number of highway issues arising from this application that would need consideration.

For the size of the extended building and its use we would expect the provision of 6 off street parking spaces and the application plans so not show any parking provision. Without dedicated parking provision parking for customers and staff parking would take place on the access roads of West Croft Industrial Estate restricting access to other units within the industrial estate for servicing etc. Parking on the access roads is likely to restrict the available turning space for larger service vehicles which in turn could lead to those vehicles reversing in or out from Manchester Old Road which is classified (A576), which contrary to road safety.

Without appropriate parking provision in place Highways cannot support this application.

The proposed use would also generate a high servicing demand particularly from larger service vehicles either delivering or collecting from the extended building. We would need further clarification of the servicing arrangements for the building.

The proposed development would have no impact on highway capacity or road safety on the wider highway network.'

Further comments were received:

'The parking arrangements would seem to be acceptable. We would ask for a condition stipulating that no goods, products, materials, refuse or similar items shall be stored within the identified parking area as indicated on the approved drawings at any time.'

'If they are to be used for parking they should be surfaced and potentially marked out, perhaps we could add this as a condition.'

Drainage Officer:

The following comments were received from the Council's drainage officer:

'The UU consultation looks fine. You could use UU's suggested drainage condition.'

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and one objection has been received. The objection raises concerns over loss of privacy and light, this will be addressed further in the report.

ANALYSIS

Principle of Development

The proposed site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The site is in an industrial area and the proposed development is an extension of the current building that is used as an office and industrial uses. The surrounding uses are similar and the development is considered to be acceptable in principle.

Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy 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.

In addition, paragraph 136 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Finally, paragraph 144 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The proposed extension elevations will be finished in brickwork to match existing building and the proposed roof will be finished in corrugated sheet cladding to match the existing roof. The proposed materials are considered acceptable as they will fit in with the surrounding context of the area.

The proposed height of the ridge will match the existing ridge height of the building and this is considered acceptable as the extension will not be considered an incongruous additional feature.

Overall the proposal complies with the relevant policies of the NPPF and is considered acceptable

Impact on surrounding occupiers

Paragraph 191 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 135 states that planning policies and decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.

Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposal would have limited view visibility from the highway, the scale and proximity of the proposal was reduced through amendments and as a result of this the proposal is less visually intrusive for the properties on Manchester Road.

Through amends being sought the scale of the proposal was reduced and this resulted in the proposal being less obtrusive on surrounding neighbours and will not result in a loss of light. This addresses the objection raised. Along the east boundary of the site are mature trees and these will limit the visual intrusion on the bowling green.

The Councils Environmental Health Officer has been consulted and raised no objections in terms of noise nuisance.

Further to the above the application would sufficiently protect the amenity of surrounding occupiers and the development would, in this regard, accord with policies G9 and DM1 of the adopted Core Strategy.

Highways

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 115 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.

The application has been reviewed by the Councils Highways Department, concerns were initially raised over lack of parking. Revised plans were submitted with a revised parking scheme to include 10 parking spaces. The Councils Highways Department were re consulted and raised no objections to the revised plans.

This would accord with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Drainage

Policy G8 of the adopted Core Strategy seeks to ensure new development does not lead to an increase in flooding and incorporate appropriate measures for the management of surface water. Rochdale's Unitary development Plan sets out in EM/7 that development should not be carried out unless an appropriate flood risk assessment has been carried out.

United Utilities have been consulted and did not find the submitted drainage documents satisfactory, however has stated this can be addressed via condition.

The Council's Drainage Officer has been consulted and agrees with United Utilities pre commencement condition.

This would accord with Policy G8 of the adopted Rochdale Core Strategy, EM/7 of the Unitary Development Plan and relevant policies in the NPPF

Trees

The NPPF paragraph 136 sets out that existing trees should be retained where possible and Rochdale's Unitary Development Plan sets out in NE/8 how healthy trees can contribute to design and quality of the development. Trees should be protected and maintained and existing trees may have safeguards imposed to protect existing trees.

On the eastern boundary there are existing mature trees, the original plans showed the proposed development in close proximity to these trees. Through amends the scale of the proposal was reduced and resulting in the proposal being brought away from the boundary. The amended plans included a root protection area which indicates the roots will not be impacted by the extension, this is considered acceptable and demonstrates the proposal will have limited impact on existing trees and will not result in unnecessary harm.

This is acceptable and accords with relevant policies in the NPPF and Unitary Development Plan.

CONCLUSION

Overall the application is considered acceptable as the proposed materials will match existing materials and this contributes to a high standard of design. The impacts of the proposal on surrounding occupiers are considered acceptable as amends were sought to scale back the overall proposal. This resulted in a less harmful impact on existing trees.

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 SP received 30/01/24
Block Plan BP received 30/01/24
Existing Elevations 02 received 30/01/24
Existing Floor Plans 01 received 30/01/24
Proposed Elevations 04 received 16/02/24
Proposed Layouts 03 received 30/01/24
Proposed Parking Provision 06 received 16/02/24

and the development shall be carried out in complete 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. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Reason for pre commencement condition: Drainage infrastructure will need to be implemented prior to commencement of development and a scheme therefore needs to be agreed in advance of the same.

4. Prior to occupation of the extension hereby approved the proposed development and the parking spaces should be surfaced as shown on 'Proposed Parking Provision 06' and marked out as parking spaces. These parking spaces shall be retained for their intended purpose and not to be used for the storage of goods, materials, bins or other items.

Reason: In the interest of highway safety and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

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.

Report Author Aimee Bovaird