APPLICATION NUMBER: 19/01370/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/01370/FUL	Rachel Carney	15 April 2020

Address: 48 - 50 Featherstall Road Littleborough OL15 8DW

Proposal: Change of use of no. 50 from retail (Class A1) with flat (Class C3) above to single dwelling (Class C3), including alterations to front and rear elevations. Retention of retail at no. 48.

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

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: EH **DATE: 16 April 2020**

SITE

48-50 Featherstall Road is a vacant former kitchen, bedroom and home studio shop and showroom. The units comprise the first and second floors of no. 48 Featherstall Road but only the ground floor of no. 50 Featherstall Road, with the first and second floors of this property being under residential use.

No. 48 Featherstall Road has been altered at some point in the past with a reduction in height and provision of render. There is no planning history for these alterations but from the stonework retained at no. 50 it appears that the property may have originally been of similar design.

The application site includes a yard to the rear of the properties and this is currently fenced off with access gained through a gate. Access to the site is gained via a private road and this includes parking provision for the existing retail unit.

PROPOSAL

The application proposes the change of use of (no.50) from a shop with flat above to a single dwelling (Class C3) and retention of the retail (Class A1) use at no. 48.

The existing shop area on the ground floor at no. 50 would change to a lounge, dining room and kitchen and the existing flat at first floor and second floor would become four bedrooms and a family bathroom.

The internal openings between the ground floors of no. 48 and 50 would be blocked up and the retail/showroom at no. 48 would be retained as existing.

Externally it is proposed that the existing shopfront window to no. 50 is replaced with a domestic style window and front door. To the rear elevation a new window opening is proposed at ground floor level to serve the proposed dining room and an additional first floor window would serve the new bathroom.

The existing yard area is to be provided for the use of the proposed dwelling where bin storage is also proposed and the existing pedestrian gate is to be replaced with double gates. Bin storage for the retained retail unit is proposed outside of the yard and to the top (north) of the private access.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

E1 Establishing thriving town, district and local centres
P1 Improving image
P3 Improving Design of New Development
G9 Reducing the impact of pollution, contamination and land instability
DM1 General Development Requirements

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

19/00919/PRA56 – Prior notification of change of use of no. 50 from retail (Class A1) with flat (Class C3) above to single dwelling (Class C3), including alterations to front and rear elevations - Refused

CONSULTATION RESPONSES

Highways And Engineering
No objections

Env Health - Noise/Odours
No comments received to date

Lead Local Flood Authority/Drainage
No comment or objection from a drainage perspective.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. One letter of objection has been received and this is summarised as:
- concerns over openings (existing) that have been formed in the gable end of no. 50 to form the existing shop
- assertions that the development is in breach of covenants on the deeds and has been submitted without the owners knowledge.

Officer response – The applicant was notified of the objection and notice was subsequently served on the owner and the application amended accordingly with the correct ownership certificate completed.

ANALYSIS

Principal of development

The application relates to an existing retail unit and residential flat that are located in the defined urban area as allocated under the saved UDP allocations. The retail unit is located over the ground floor of nos. 48 and 50 with the residential flat sited to the first and second floors of no. 50.

The proposed development site is not located within a defined town centre or local centre and under policy E1 of the Core Strategy it is established that uses including retail, leisure, offices will focussed in town and local centres in order to promote the viability and vitality of the town centres. In respect of this site the change of use of part of the retail unit would not result in any harm to the viability and operation of boroughs town and local centres and through changing the use of no. 50 back to a single residential unit the property would be brought back into its original use. The predominant area of the retail unit would be retained at no. 48 and this would be able to operate in a very similar manner to existing and remain acceptable.

Further to the above the principal of development is acceptable and in this regard the application would accord with policy E1 and DM1 of the Core Strategy and policy in the NPPF.

The design and external appearance of the building.

The application proposes alterations to the fenestration of the building. Alterations to the front elevation involve removal of the existing shop front window and its replacement with a domestic style window and front door. The fenestration proposed is in keeping with the domestic character of the adjacent properties and alterations have been kept to a minimum, retaining the main aperture of the existing shop front window with bricking up where required. The new window and door would sit roughly central to the property and whilst they would not align fully with the first and second floor windows, the proportions and layout would sit comfortably against the openings above and be viewed as a positive alteration to the existing street scene.

The application also proposes removal of the existing render. This is also seen as a positive change, taking the surface back to its original form and allowing the new dwelling to be read as one unit that is separate from the retained retail use next door. This alteration would improve the appearance of the property and its setting within the street scene but a condition would be required to ensure that this work matches the surrounding stonework.

Alterations to the rear of the property involve the installation of dining room/kitchen window to ground floor and a bedroom window to first floor. These are functional changes allowing the property to provide a sufficient level of amenity/natural light for future residents. The proportion and layout of the windows are in keeping with the existing property and would result in no harm to its visual appearance.

The external alterations are considered to be reasonably necessary in order to convert the property and provide a suitable level of amenity for future residents. The alterations to the front of the property would improve its appearance and setting within the street scene. The alterations accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the policy in NPPF.

Residential Amenity

In regards residential amenity the proposal would not result in the provision of any new uses at the site, but merely alter the boundary between retail and residential and thus alter the scale of both uses.

Given the existing relationship between retail and residential the retention of the two uses on the site and the new relationship between 48 and 50 is considered acceptable. In regards surrounding uses it is noted that the property to the immediate rear (north) on the site is addressed as an abattoir on the Council's mapping system and on site observations, which include a sign warning of livestock. The Council's Public Protection Officer has been consulted for comments on this relationship, however to date no response has been received. Nonetheless, whilst this neighbouring site may not be the ideal neighbour for a residential property it must be noted that the first and second floors for no. 50 are already under residential use. With this in mind it is considered that the change of use of the ground floor to provide a single residential dwelling within the building would not materially alter this relationship to the harm of future occupants. As such it is considered that the relationship with the abattoir to the rear is acceptable.

In regards all other relationships the retail use would reduce on the site and as such impacts of this on surrounding developments, particularly other residential properties would also reduce.

Further to the above the development would result in no undue harm to the amenity of existing or future occupants and the application would accord with policies G9 and DM1 of the adopted Rochdale Core Strategy.

Highway safety

The Highway Authority has commented on the application and confirmed no objection to the proposals which would see access gained via the private road. The application would also provide double (vehicle access) gates to the rear yard area within which domestic bin storage (for no. 48) would be provided. Bin storage for the retail unit would be provided in a new timber bin store that would be sited outside of the private yard area and the application would also see the existing retail parking provision retained.

Whilst under the current application the Highway Authority has merely provided a "no objection", under the previous application (19/00919/PRA56) additional comments were given and these specifically referred to the acceptability of the site access and the existing retail parking provision. In respect of this they previously accepted that the exiting retail parking layout may impact on access to the site. However as the site already operates like this without any complaint they confirmed that this existing relationship would not result in any highway safety concerns on this lightly trafficked highway and as such they had no highway safety concerns.

Further to the above the application is considered acceptable in respect of highway safety and accords, in this regard, with policy DM1 of the Core Strategy.

Summary

The application would comprise an acceptable change of use, resulting in the retention of a smaller retail unit and one residential dwellinghouse. The recommendation is for approval.

RECOMMENDATION

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:-

Plans as Existing – Drawing no. 11195477/01
Elevations as Existing – Drawing no. 11195477/02
Plans as Proposed & Site/Roof Plan – Drawing no. 11195477/03
Elevations as Proposed & Location Plan – Drawing no. 11195477/04
Bin Store Details – Drawing no. 11195477/05
Gate Details – Drawing no. 11195477/06

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 saved Rochdale

Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Prior to the removal of the render and signage to the front elevation of no. 50 Featherstall Road, a methodology for the repair and re-pointing of the revealed stonework, including timescale to complete the work, shall be submitted to and approved in writing by the Local Planning Authority. The stonework shall be repaired and repointed to match the existing surrounding stone work in accordance with the approved methodology and shall be retained as such thereafter.

Reason: In the interest of visual amenity and to ensure an acceptable appearance on Featherstall Road and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. The bin storage shown on drawing no. 11195477/03 (Plans as Proposed & Site/Roof
Plan) and drawing no. 11195477/05 (Bin Store Details) shall be provided prior to first occupation of the dwellinghouse hereby approved and retained thereafter.

Reason: To ensure appropriate bin storage facilities and to protect highway safety and
visual amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5. The new double access gates shown on drawing no. 111955477/03 (Plans as Proposed & Site/Roof Plan) and drawing no. 111955477/06 (Gate Details) shall be installed prior to first occupation of the dwellinghouse hereby and be retained thereafter.

Reason: To ensure vehicle accessibility for the provision of off street parking in the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in 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:

Report Author Rachel Carney