

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01333/FUL	Hamish Rigg	24/04/2024

Address: Aunt Marys Nursrey, Taylor Street, Heywood, OL10 1EF

Proposal: Single storey side extension following alterations to side fenestration; application of off white render to front elevations; replacement of brown roof tiles to grey tiles; disabled access ramp to replace front staircase; reallocation of car parking space; and removal of rear ramp.

PUBLCITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant Subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 26/04/2024

SITE

The application relates to Aunt Mary's Nursery; a two-storey, detached property on Taylor Street in Heywood Town Centre. Taylor Street and the surrounding area comprises a mix of building types and uses, using a varied material palette. The site falls to the south of Heywood Primary and Secondary Shopping Centres.

Additionally, the applicant property falls within the setting of several heritage assets: Grade 2 Listed 'St Joseph's RC Church' at the southern end of Taylor Street; 'The Old Police Station' on Hind Hill Street, a non-designated heritage asset; and the former Baths at 8a Taylor Street, a NDHA.

The applicant property faces west, overlooking the public highway and 8a Taylor Street. To the north, it shares a border with 'Sandon House Day and Luncheon Club' and the car park for the post office in Hind Hill Street. The adjacent building to the south is 9a Taylor Street. The rear boundary of the curtilage faces east, bordering The Old Police Station on Hind Hill Street which now functions as an office building.

PROPOSAL

Permission is sought for the following works:

- A single-storey side extension following alterations to the side fenestration. The side extension would be level with the existing rear elevation and set back approx. 10.7m from the principle front elevation. It would include a pitched lean-to roof and continuous windows along the northern elevation. Proposed materials include red brick, grey roof tiles, and anthracite grey UPVC windows.

The proposed side extension would be set on an incline. Taken from the 'lowest' ground level, the height to eaves would measure 2.5m, and the ridge height approx. 4m. The extension would measure approx. 9.5m in length, and project approx. 3.5m from the side elevation.

- The application of off white render to the existing single-storey building (exc. the entrance to the proposed access ramp).
- A sign/graphic to the front elevation and a mural/graphic on the adjacent west facing elevation.
- The erection of a glass-panelled disabled access ramp to the front.
- The replacement of brown concrete roof tiles with grey concrete roof tiles.
- Reallocation of car parking spaces to the front.
- Removal of rear ramp.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Adopted Rochdale Core Strategy (CS):

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
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 **Defined Urban Area**

RELEVANT SITE HISTORY

21/00058/FUL – Grant STC:

Erection of single storey front extension, part upward extension to form second storey and formation of new covered play areas

CONSULTATION RESPONSES

Conservation officer 14/03/2024:

The application site is the vicinity of the grade II St Joseph's RC Church and opposite the former baths at 8a Taylor Street, which have been identified as an NDHA.

The existing property is a late 20th century brick building, which is currently used as a children's nursery. Planning permission was granted to extend it in 2021 (21/00058/FUL refers). This current application is for various works including a new ramp, side extension and rendering of the existing addition to the front.

There are no objections to the new extension or to the ramp. Similarly the replacement of brown concrete tiles with grey concrete tiles is unlikely to materially alter the appearance of the building. However, I am not convinced by the proposals to render the front extension. The introduction of a smooth, white render on this site would significantly increase the prominence of the building in the street-scene, drawing attention away from the listed building in longer range views. An alternative material for the front extension should be considered.

Officer's note:

I am satisfied that the concerns raised by the heritage officer have been addressed following amendments to the plans which include off-white render to be used more sparingly and broken up by signage, graphics, and brick detailing.

Environmental Health Officer 13/03/2024:

No objections

The Coal Authority 12/03/2024:

Thank you for your notification of 1 March 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of this planning application.

As you will be aware, the Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support the planning application.

*However, and whilst a Coal Mining Risk Assessment does not appear to accompany the planning application, when considering the nature of the proposals the Coal Authority does not consider that a Coal Mining Risk Assessment would be proportionate in this particular instance and **do not object** to this planning application. The accompanying Coal Mining Report does not constitute a CMRA and makes no assessment of risk.*

Notwithstanding the above, and the interests of public safety the Coal Authority would recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note within the Decision Notice:

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that

a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Highways 29/02/2024:

The traffic generated by this proposal will be the same as existing.

No loss of parking is proposed as a result of this development.

Access to the site is suitable.

We expect no changes to refuse collection as a result of this proposal

No new highways are proposed as a result of this proposal.

No changes to existing highways are as a result of this proposal.

We have no new Road Safety concerns as a result of this proposal

No objections.

REPRESENTATIONS

Letters of notification were sent to surrounding properties 06/02/2024 and a press notice was published in relation to an application affecting the setting of a listed building; no objections were raised.

ANALYSIS

Heritage and design: DM1 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires 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. Paragraph 135 goes onto 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.

In addition, paragraph 197 of the NPPF states that when assessing planning application, LPAs should give significant weight to the protection of listed buildings and other heritage assets. Similarly, Policy P2 of the Core Strategy promotes the protection and enhancement of key heritage assets and their visual amenity. The application site is in the vicinity of three heritage assets: St Joseph's RC Church (Grade II), 8a Taylor Street, and The Old Police Station on Hind Hill Street. It is therefore essential that the proposed development does not undermine their heritage and architectural value.

Permission is sought for a single-storey side extension to be set back from the principle elevation by approx. 10m. Being the only increase to the footprint of the building, the proposed side extension is considered a modest and subservient addition. It follows a uniform design including a corresponding roof form, matching materials, and contemporary fenestration.

A glass-panelled ramp is proposed at the front of the building, replacing the existing ramp. The proposed ramp spans the full width of the building, resulting in a highly visible and prominent feature. Nonetheless, the proposed glass panelling would create a clean and contemporary finish which would improve the building's current aesthetic.

Permission is also sought for the application of off-white render to the western and northern elevations of the original single storey structure at the front of the building. The Council's Heritage Officer previously raised concerns with the superseded plans, stating that the proposed render would detract from the nearby heritage assets including St Joseph's RC Church and 8a Taylor Street. However, amendments have been made to break up the render and create a more subtle finish, including: exposed brick detailing above the windows; signage/graphics to be required by condition; a brick skirting beneath the render; and off-white render. It should also be noted that there are examples of where render has been applied to nearby buildings such as 8a Taylor Street, Heywood Job Centre, and Heywood Accessories and Spares. As such, the amended plans demonstrate a more appropriate use of render which would better preserve the character of the area and would not detract from the surrounding heritage assets.

Furthermore, a site visit revealed that the existing brickwork where the render is proposed is in a state of disrepair. It currently displays a patchwork of brick and concrete blocks, as well as graffiti and damage. The proposed render would therefore improve the property's appearance which is currently lacking in visual merit.

Overall, the design proposals would lead to the property having a more contemporary appearance. However, this would enhance the design of the current building without undermining the character of the street or detracting from the surrounding heritage assets. As such, the proposal accords with the requirements of Policy DM1 and P3 of the adopted Core Strategy and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to

demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Considering the nature of the works, which include only a minor addition to the footprint of the building and no additional upper floor windows, the impact on amenity to occupiers and neighbouring occupiers is considered neutral. As such, the proposal accords with policies DM1, the SPD and the NPPF.

Highways and parking: DM1 and T2, Appendix 5.

The proposed plans indicate the reallocation, yet retention, of three onsite parking spaces. As such, the proposed parking arrangements are considered acceptable. However, the proposed disabled access ramp to the front would result in a loss of space on the existing forecourt. As such, the Council's Highways authority was consulted but raised no concerns and required no conditions.

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:

- Existing and proposed elevations: LM-02/02 - E
- Existing and proposed site plan: LM-02/01 – B
- Existing and proposed block plans, first floor plan, and roof plan: LM-02/03 – A
- Location Plan

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

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.

4. No part of the development hereby approved shall be brought into use until full details of the “artistic graphic/signage” mural as indicated on the approved elevations have been submitted to and approved in writing by the Local Planning Authority. The mural shall be installed in accordance with the approved details within three months of the development first being brought into use.

Reason: In the interest of the character and appearance of the development and in accordance with Policies P3 and DM1 of the adopted 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.

Informative

A separate Advertisement Permission will be required for the proposed “graphic image/signage” on the ground floor western elevation closest to the public highway.