

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01091/FUL	Jake Powell	27/10/2022

Address: Hopwood Primary School, Magdala Street, Heywood, Rochdale, OL10 2HN

Proposal: Enclosed entrance and access ramp to front elevation

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	GRANTED (SUBJECT TO CONDITIONS)
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CHECKED AND SIGNED OFF BY: AT

DATE: 03.11.2022

SITE

The application relates to the site of Hopwood Primary School fronting Magdala Street in Heywood. The main school building occupies a rectangular footprint with a prominent frontage to Magdala Street despite the main entrance being located on the western elevation facing into the playground area. The red brick building exhibits features and detailing of architectural and historic interest and is considered to be locally important.

Hardstanding parking and playground areas abut the eastern and western elevations of the school with a large playing field, designated as protected recreational open space, situated to the south. Attached to the east/side elevation of the building is a single storey extension.

Surrounding uses are predominantly residential in character and comprise terraced properties to the north on the opposite side of Magdala Street and to the west fronting Victor Street. To the east the rear elevations of the terraced houses fronting Middleton Road face the school building.

PROPOSAL

The application seeks permission for the construction of a covered lobby and new access ramp. This is to provide an improved access, which would be DDA compliant. The extension would be flat roofed and constructed of corten steel with recessed openings. The proposed ramp would also be constructed of corten steel to match.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	Creating successful and healthy communities
C7	Delivering Education Facilities
SO3	Improving design, image and quality of place
P1	Improving image
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

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

RELEVANT SITE HISTORY

07/D49769	Single Storey Extension To School To Provide Store Room. Grant subject to conditions.
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09/D51990	Erection Of Classroom Extension Including Installation Of Access Ramp To New Entrance. Grant subject to conditions
09/D52125	Erection Of New Covered Play Area. Grant subject to conditions
10/D53384	Erection Of Detached Covered Play Area To Northwest Corner Of School At Junction Of Victor Street And Magdala Street. Grant subject to conditions
13/01115/FUL	Single storey side classroom extension including the installation of access ramp to south facing elevation to existing building together with creation of an all weather sports pitch (MUGA) with 3m high fencing. Grant subject to conditions.
14/00406/ANM	Non-material amendment to planning permission 13/01115/FUL for the installation of windcatchers together with alterations to window and door openings. Grant subject to conditions.

CONSULTATION RESPONSES

Conservation

No objections, subject to conditions.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. No representations were received.

ANALYSIS

Principle of Development

CS Policy C7 emphasises the requirement to improve education, skills and training in the borough and raise educational achievement by providing good quality educational facilities and promoting growth of existing and new facilities. Similarly, the NPPF in paragraph 95 states it is important a sufficient choice of school places is available to meet the needs of existing and new communities, and emphasises LPA's should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

The application 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 proposal is located on the existing site of the school, on existing hardstanding land and would be an extension to the building.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C7, Saved UDP policy G/D/1 and the NPPF.

Visual Amenity and Impact on Heritage Assets

Paragraph 195 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Paragraph 197 goes on to state that In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 203 of the NPPF adds that ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Policy P1 of the Council’s adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Policy P2 seeks to conserve, enhance and promote key heritage assets and utilise heritage assets positively and intelligently to strengthen identity and image.

Further to this, 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 126 of the National Planning Policy Framework (NPPF) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF 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.

The proposed extension would read as a clearly distinctive modern addition to the original building, with its flat roof and use of corten steel. It would be largely modular, with the existing building and openings retained internally.

The proposed extension would be visible from public viewpoints and would conceal a small area of historic fabric. However, its construction would also enable the removal of the existing roller shutter over the main door. The modern design of the extension would help to minimise any disruption to the historic fabric.

The minor harm to significance would be minimised by the high quality design. The provision of a DDA compliant access is considered to outweigh this minor harm.

The extension would conceal a small area of historic fabric of the structure, resulting in a minor level of harm. However, the installation of a DDA compliant access ramp

should be welcomed, and would outbalance the minor level of harm caused to the heritage asset as a result of the proposed development.

Nevertheless, Officers consider it appropriate to attach conditions to the permission in the event of an approval for the applicant to provide details of the materials used within the proposed development, as well as the proposed decorative finish of the proposed ramp.

The proposed development is therefore in accordance with policies P1, P2, P3 and DM1 of the Core Strategy, as well as the NPPF.

Residential Amenity

Paragraph 127 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. Policy DM1 of the Core Strategy states that proposals should adversely affect the amenity of residents and be compatible with surrounding land uses.

Due to the siting of the proposed development well within the application site, it is considered that the proposal would not result in any unacceptable harm to the residential amenity of any neighbouring occupiers.

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:

- 05 Plans as Proposed SK03
- 06 Location Plan
- 07 Site Plans Existing and Proposed

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. Notwithstanding any description of materials in the application, no development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. No above ground works shall take place until full details of the decorative finish for the proposed ramp have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and thereafter maintained.

Reason: To protect the architectural and historic interest of the non-designated heritage asset, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and 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.

Report Author Jake Powell