

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE        |
|-----------------|--------------|-------------|
| 25/00081/FUL    | Bob Melling  | 14 May 2025 |

**Address:** 22-26 Bridge Street, Heywood, OL10 1JB

**Proposal:** Single storey front extension.

|           |                            |   |                       |   |
|-----------|----------------------------|---|-----------------------|---|
| PUBLICITY | Weekly list expired?       | Y | Site notice expired?  | Y |
|           | Neighbour letters expired? | Y | Press Notice expired? | Y |

|            |                                                             |     |                                        |     |
|------------|-------------------------------------------------------------|-----|----------------------------------------|-----|
| DELEGATION | Significant departure from local plan?                      | N/A | Contrary to national policy?           | N/A |
|            | Applicant a Council Member or officer?                      | N/A | Contrary to previous decision?         | N/A |
|            | Major with 10 or more objections and recommending approval? | N/A | Called in or Planning Panel objection? | N/A |

|          |                                   |     |
|----------|-----------------------------------|-----|
| COMMENTS | Planning Panel comments received? | N/A |
|          | Neighbour comments received?      | N/A |

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| EIA | Screening opinion completed and saved to Onbase? | N/A |
|-----|--------------------------------------------------|-----|

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

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | Grant subject to conditions |
|----------------|-----------------------------|

**CHECKED AND SIGNED OFF BY:** TH      **DATE:** 11.06.2025

### SITE

The application relates to a large, two storey building with additional accommodation in the roof space located in Heywood Town Centre. The application property and the adjacent no. 28 Bridge Street are set back by approximately 4.5 metres from the historic building line (Figure 1). The application property was constructed in 2008/09 pursuant to application ref: 07/D48754 following the demolition of the original group of properties. Initially, the building comprised three units at ground floor level with 6

self-contained flats split over the first and second floors, however the ground floor units have been amalgamated to form a single retail unit of approximately 220 square metres. At present, the paved area to the front of the retail unit is used as a display area for various goods. The application site is located within the Defined Urban Area, the Central and East Heywood Physical Regeneration Area and Heywood Town Centre as set out under saved UDP policies G/D/1, G/R/1 and G/S/1 respectively.

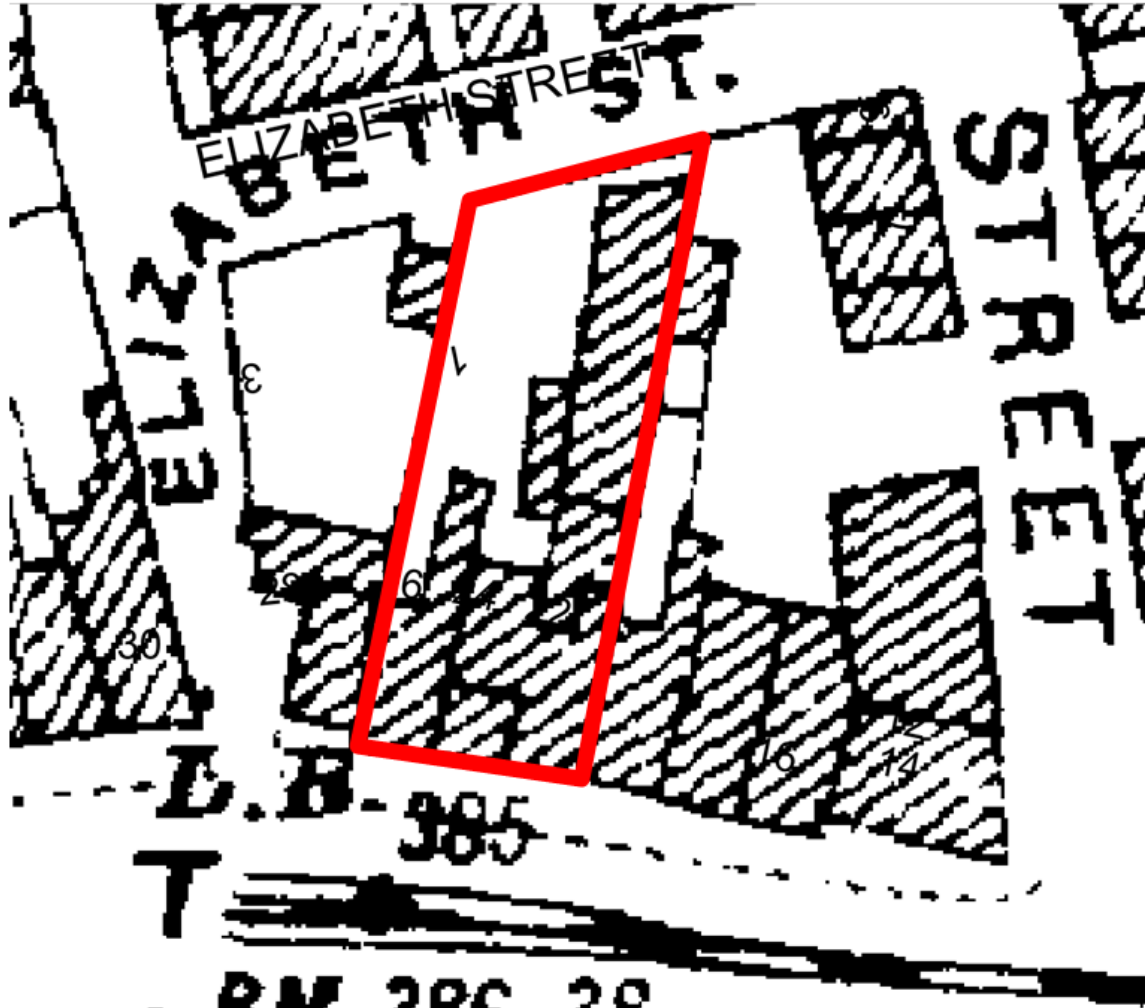


Figure 1- Excerpt from 1929 OS map showing historic building line

## PROPOSAL

Permission is sought for a single storey front extension that would reinstate the historic building line (Figure 1). It would be characterised by a flat roof with brick piers and large areas of glazing. The extension would utilise internal mesh security shutters and a new fascia board would be required, although this will be subject to advertisement consent.

## RELEVANT PLANNING POLICY

### National

National Planning Policy Framework (NPPF)

## **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 21<sup>st</sup> March 2024. The following policies are relevant:

JP-P1            Sustainable Places

## **Local**

### Rochdale Core Strategy (CS):

DM1            General development requirements  
P3              Improving design of new development  
T2              Improving accessibility

### Rochdale Unitary Development Plan (UDP):

G/D/1           Defined Urban Area  
G/S/1           Town Centres  
G/R/1           Physical Regeneration

## **RELEVANT SITE HISTORY**

07/D48754    Erection Of 3 Shop Units With Flats At 1ST And 2ND Floors (6 In  
Total)           Grant subject to conditions (June 2007)

## **SUMMARY OF CONSULTATION RESPONSES**

Urban Design – No objections to amended plans.

Highways – No objections.

## **REPRESENTATIONS**

The application has been publicised with a site notice and neighbour notification letters. No letters of representation have been received.

## **ANALYSIS**

### Impact on Character and Appearance

Paragraph 135 of the NPPF requires new development to be '*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*' in addition to ensuring they are '*sympathetic to local character.*'

Policy JP-P1 of Places for Everyone states that development should, wherever appropriate, have a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area'* and to *'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.'*

The street scene is characterised by inappropriate shopfronts and unattractive, dead frontages with a lack of visual inter-relationship. The application property has existing solid external roller shutters and a large, overbearing fascia board. Further, the use of the outside space to the front for the display of goods creates a cluttered appearance in a prominent town centre location.

The proposed extension would be in keeping with the historic building line (Figure 1) and would be constructed in appropriate materials. Amendments have been secured to remove the initially proposed external roller shutters with internal mesh shutters proposed instead. The use of internal shutters of a lightweight design would have minimal impact on the street scene and would enhance the visual appearance of the shop. Additionally, it is noted that the proposed extension would result in a slimmer, less obtrusive fascia board.

Overall, it is considered that the proposed extension would result in the creation of a more attractive shopfront that would enhance the character of the street scene, in accordance with policies DM1 and P3 of the Core Strategy, policy JP-P1 of Places for Everyone and the NPPF.

#### Impact upon Surrounding Occupiers

Protection of the amenity of surrounding occupiers is considered under policy DM1 of the Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The scale and type of development is not considered to unduly impact upon the amenity of neighbouring properties, users or residents through visual intrusion, overbearing impact, overshadowing or loss of privacy and, as such, the proposal accords with policy DM1 of the Core Strategy and the requirements of the NPPF.

#### Impact on Highways and Accessibility

Policy T2 of the Core Strategy seeks to ensure that new development is not detrimental to the safe and efficient operation of the Highway Network. Paragraph 116 of the NPPF outlines 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

Consultation has been carried out with the Council's Highways Officer who has raised no objections to the proposals. The proposed extension would not directly affect traffic generation, unduly affect parking provision, limit access or impede the safe flow of pedestrians on the pavement.

Therefore, the impact on the public highway would be negligible and access arrangements to the commercial unit would remain safe and convenient. As such, the proposal is judged to be satisfactory in this respect and in accordance with policy T2 of the Core Strategy and the NPPF.

## **RECOMMENDATION**

### **GRANT subject to 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. The permission relates to the following plans:

Sheet 1 – Location Plan. Dated 14/02/2025

Sheet 2 - Existing & Proposed Block Plans. Dated 27/12/2024

Sheet 3 – Existing Elevations. Dated 27/12/2024

Sheet 3 – Proposed Plans. Dated 14/02/2025

Sheet 4 – Existing Elevations. Dated 27/12/2024

Sheet 6 – Proposed Plans. Dated 07/04/2025

Sheet 7 – Proposed Elevations. Dated 12/05/2025

Sheet 8 – Proposed Elevations. Dated 12/05/2025

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. No windows or doors shall be installed until full product specifications for such windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. The brickwork used in the construction of the extension shall match the brickwork used in the construction of the exterior of the existing building

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint 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 Bob Melling