

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01141/FUL	Claire Ringwood	13 th February 2024

Address: Burns Garages Ltd, Haynes Street, Rochdale, OL12 0UW

Proposal: Erection of a single storey pitched roof building to form workshop/store following demolition of existing canopy extension

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 29 February 2024

SITE

The application site is a single storey, pitched roof, brick building located on the corner of Haynes Street and Lomax Street. The site is currently occupied by Burns Motor Works. There is currently an unauthorised extension extending from the side elevation of the existing building towards Haynes Street. The surrounding area is predominantly industrial/commercial units varying from single storey to two storey in height.

The site falls within a mixed employment zone Policy EC/3, G/D/1, G/R/1 and SSSI Impact Risk Zone.

PROPOSAL

The proposal comprises the removal of an unauthorised extension to the side elevation of the main building which appears to be constructed of metal sheeting. This structure measures 13m in width, 7.45m in depth and 3.84m at its maximum height. This structure is poorly constructed and in disrepair. The structure includes a large container.

The agent has confirmed that both the canopy and the container will be removed.

The application proposes a new single storey side extension measuring 11.5m in width and 8.5m in depth. The proposed extension originally had a flat roof measuring 4m in height however, following officer concerns in regards to the visual appearance in a prominent location, the roof was amended to a pitched roof. The height to eaves level would be 3.6m and the overall height 4.9m in height.

A roller shutter door to the front and side is proposed along with a front window.

The materials will consist of brick and blockwork and tiles to match the existing and UPVC windows and doors.

PLANS AND DOCUMENTS SUBMITTED

Location Plan

Drawing No: 2069/1 – Existing Ground Floor Plan

Drawing No: 2069/2 – Existing Elevations and Site Plan

Drawing No: 2069/3 – Proposed Ground Floor Plan

Drawing No: 2069/4 – Proposed Elevations and Site Plan

Received 18th October 2023

Drawing No: 2069/4 – Proposed Elevations and Site Plan

Received 8th February 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- E2 Increasing jobs and prosperity
- P1 Improving image
- P3 Improving design of new development
- G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability
T2 Improving Accessibility
DM1 General Development Requirements

Saved Unitary Development Plan (UDP)

G/D/1 Defined Urban Area
G/R/1 Physical Regeneration
EC/3 Mixed Employment Zones

Emerging Policy – Places for Everyone Joint Development Plan

The Places for Everyone Joint Development Plan is a strategic regional plan for all of the Greater Manchester Local Authorities with the exception of Stockport. It seeks to guide the largest and most strategic developments of housing and employment land across the region. It also contains strategic policies for development management matters. This plan is at an advanced stage and is now afforded substantial weight in decision making.

Supplementary Planning Documents

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

RELEVANT SITE HISTORY

19/00490/FUL - New car wash facility together with creation of new access onto Haynes Street with erection of entrance gates, canopy to form covered valeting area, and bricking up of existing repair garage door to north eastern side elevation. Approved 15/08/2019.

CONSULTATION RESPONSES

Highways

The main issue arising from this application is parking provision. The application site is on the junction of Haynes Street and Lomax Street and there is an existing on street parking issue within this area and we must therefore ensure that there is no overspill parking from the development onto the highway.

The application does not indicate any formal parking layout within the site and to meet Council standard the extended garage must provide 13 off street parking spaces. If the applicant can provide the acceptable amount of car parking required Highways would raise no objection to this application. We would ask that the parking spaces identified on those plans are retained for their intended use and must not be used for the storage of materials, goods or bins etc.

The current servicing and access arrangements for this business would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity on the wider highway network.

Highways would raise no objection to this application if the requested off street parking spaces can be provided and the suggested planning condition applied.

Drainage & Flooding Officer

The new building will have a footprint of 100sqm i.e. 0.1 hectares. This is too small to warrant flow attenuation requirements being imposed upon the development. However, United Utilities may have a different opinion. Because the site is in an industrial area, it is unlikely to be practical to provide a soakaway for the building, which is located at least 5m from a building and a road. Furthermore the ground in this area is unlikely to be viable for infiltration, with clayey soils.

CONCLUSION

Unless United Utilities object, I see no need for a Drainage Condition because the details of a connection to public sewer can be managed by Building Control.

Updated Comments

I looked at the Consultation by United Utilities, which is very 'generic' and doesn't seem to look at the specific site details.

However, as UU haven't asked for anything more, then I have no other comment. There is no need for a Drainage Condition because Building Control will deal with the drainage connections.

Environmental Health (Noise)

No objection to the proposal.

Environmental Protection

Not sensitive and replacing like for like, a watching brief would be sufficient, an informative is recommended.

Transport for Greater Manchester

TfGM have reviewed the supporting documentation for this application and have no comments in respect of the proposals.

United Utilities

United Utilities provided comments on drainage and pipelines. These comments have been sent to the applicant's agent in full.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours. No letters of representation have been received.

ANALYSIS

Principle of use

The application site falls within a mixed employment zone as set out under saved UDP Policy EC/3. Appendix 3 of the adopted Rochdale Core Strategy states that saved UDP Policy EC/3 should be read in conjunction with Policy E2 and E3 of the Core Strategy.

Policy E2 seeks to ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the creation and retention of successful businesses and increase the number and quality of jobs to create a more prosperous economy. Policy E2 seeks to protect, in the north of the borough, existing employment zones, and employment (B1-B8) sites and premises (over 0.2ha) and

support their retention and redevelopment for employment uses. Whilst below this threshold the site is an employment use within an established area.

Given that the proposed building is linked to the existing use of the site (secure by condition), subject to an assessment of other development management requirements, the principle of the proposed development is acceptable and in accordance with Policy E2 of the adopted Core Strategy, EC/3 of the saved UDP and the NPPF.

Design and Appearance

The NPPF states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed building will replace an unauthorised flat roof corrugated steel structure that is in a poor state of repair with a permanent brick building. The proposed building would be 1.5m in width less, than the existing structure (currently 13m), and would have a pitched roof (amended from a flat roof originally proposed). The proposed extension would be more in line with the design and appearance of the existing building and more acceptable in terms of its visual appearance than the existing structure. Although it would extend forward of the building line of the adjacent units at 1, 2 and 3 Haynes Street, the building on the opposite side of the road on Lomax Street and premises further along Haynes Street are all set further forward. The materials proposed are consistent with those on the original building and are considered acceptable for this type of development.

Taking the above into consideration, the proposed development is considered appropriate in its setting and would not be harmful to the character and appearance of the area and therefore accords with the requirements of Policies P3 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Impact on Surrounding Land Uses

Policy DM1 of the Core Strategy requires all new developments to demonstrate that they are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact on the surrounding land uses upon the amenities of future residents/users. Paragraph 135 of the NPPF states that planning policies and decisions should ensure that new 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. The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

The application site is located within a predominantly industrial/commercial area and although the proposed extension will be set forward of the existing building at Unit 1 Haynes Street to the north east of the site, the proposal is of a smaller size than this neighbouring unit, and other than an existing roller shutter door, there are no other windows or doors to the front elevation of this unit. As the proposed development is linked to the existing garage use, it is not expected to generate any more noise than is currently experienced.

In light of the above, the proposal would accord with Policies DM1 and G9 of the Core Strategy and the NPPF.

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 which 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 the proposed use and location. Paragraph 115 of the NPPF states that development should only be prevented or refused on highway 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 site is on the junction of Haynes Street and Lomax Street and there is an existing on street parking issue within this area and the proposal must be able to provide adequate parking provision to ensure that there is no overspill parking from the development onto the highway.

An amended Site Plan was submitted which demonstrated that 13 off street car parking spaces could be accommodated on the site. This meets the Council's standards and therefore there are no Highways objection subject to a condition that the parking spaces are to be retained for their intended purpose.

The current servicing and access arrangements for this business would be unaffected by the proposed extension and there would not be any impact on road safety or highways capacity on the wider highway network.

The proposed development therefore accords with Policies DM1 and T2 of the adopted Core Strategy and the NPPF.

Drainage

The application has been reviewed by the Council's Drainage & Flooding Officer who advised that the proposed building would have a footprint of 100sqm which is too small to warrant flow attenuation requirements being imposed upon the development. As the site is in an industrial area, it is unlikely to be practical to provide a soakaway for the building, which is located at least 5m from a building and a road. Furthermore the ground in this area is unlikely to be viable for infiltration, with clayey soils.

United Utilities provided generic comments on the application which was also reviewed by the Council's Drainage & Flooding Officer. The Council's Officer advised that United Utilities are not requiring any additional information and there is no need for a drainage condition because details of a connection to public sewer can be managed by Building Control.

As such, the proposal would be in accordance with the relevant paragraphs of the NPPF and Policy G8 of the Core Strategy.

Landscaping

The site is all hardstanding and does not benefit from any existing landscaping. Due to the small nature of the site and the existing use of the site, officers do not consider that lack of new landscaping is a barrier to the development.

Land Contamination

The application has been reviewed by the Council's Environmental Protection Officer who considers that an informative advising of the potential of contaminated land would be sufficient to ensure that if any contamination is suspected, Environmental Health is advised.

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

Drawing No: 2069/3 – Proposed Ground Floor Plan

Received 18th October 2023

Drawing No: 2069/4 – Proposed Elevations and Site Plan

Received 8th February 2024

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 Unitary Development Plan and the National Planning Policy Framework.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms.

Reason: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy P3 of the Rochdale Core Strategy.

4. Prior to first occupation of the development hereby approved, the vehicle parking spaces shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the premises and must not be used for the storage of materials, goods or bins.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR2 of the Rochdale Core Strategy.

5. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interests of visual amenity in accordance with Policies DM1 and T2 of the Rochdale Core Strategy.

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(s)

Potential contaminated land

It is possible that the site was previously occupied by industrial premises, therefore, work should be carried out in accordance with Health and Safety Guidance Note HSG 66 "Protection of Workers and the General Public During the Development of Contaminated Land" and should operatives discover any adverse ground conditions during earthworks and suspect it to be contaminated they must inform Environmental Health.

United Utilities

The applicant is advised of their obligation to undertake the necessary works/notifications etc required in the consultation response provided by United Utilities. The applicant is advised to review the consultation response in detail and for advice on the development contact:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): 0345 072 6067