

APPLICATION NUMBER: 25/00784/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00784/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 24.09.2025 **EXT OF TIME**

Address: 6 Great Flatt Rochdale OL12 7AS

Proposal: Change of use from (Use class C3) dwelling house to (use class C2) 3 adults and 1 no staff residential care home

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?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

CHECKED AND SIGNED OFF BY: AC

DATE:23.09.25

SITE

The site is located at 6 Great Flatt Rochdale. This is a two storey detached dwelling located in a residential area. The dwelling is finished in red brick with some white render. The dwellings in the street scene are of similar characteristics. There are bus stops on Ings Lane and Edenfield Road within walking distance.

The site benefits from off street parking, front and rear amenity space.

The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for the change of use from (Use class C3) dwelling house to (use class C2) 3 adults and 1 no staff residential care home.

As existing the dwelling consists of a kitchen, dining room and living room on the ground floor. The existing first floor consists of four bedrooms, one ensuite and a bathroom. The only internal change is on the first floor a bedroom will become an office.

There are no external changes proposed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3 Type, Size and Design of New Housing
JP-H 4 Density of New Housing

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy
E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities
C1 Delivering the right amount of housing in the right places
C2 Focusing on regeneration areas and economic growth corridors / areas
C3 Delivering the right type of housing

SO3 **Improving design, image and quality of place**
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

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Env Health - Noise/Odours

No comments received to date

GMP - Design For Security

No comments received to date

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties. Eight objections have been received. They have raised the following

- Increase in noise and disturbance
- Increase in parking and traffic leading to highway concerns
- The current maintenance of the property
- Negative impact on price of neighbouring dwellings
- Loss of residential character
- Strain on local services
- Change in inappropriate in residential area
- Lack of Clarity on faith based operations
- Staffing concerns
- Setting a precedent for similar development

Officers Response to public comments

Most of the matters raised in public comments are addressed in the relevant sections of the following analysis.

Concerns regarding staffing, faith-based operations, maintenance of the property, property value, strain on local services are not a consideration for planning and would be a separate matter for the applicant.

It is noted the concerns raised regarding if the proposal is in the best interest of persons receiving care rather than financial gain. The planning application must be considered based on the facts, and that the applicant has the best intentions for people who will occupy the property, unless material considerations discussed below provide evidence otherwise.

ANALYSIS

Principle of Development

Core Strategy Policy C1 seeks to deliver the right amount of housing in the right places. Policy C3 notes that the Council will seek to ensure that new development provides housing types that take account of local needs and support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

Paragraph 98 of the NPPF seeks to ensure the provision of facilities and services the community needs, taking into account the account local strategies to improve health and well-being for all sections of the community.

The application seeks the change of use of the dwellinghouse to a residential institution for up to three adults at the property.

The site is in a residential area and the current use demonstrates its suitability for habitation and therefore a C2 use as a care home is acceptable in principle.

Living Conditions

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

The property is currently in use as a residential dwelling and is recognised to provide a suitable level of occupier amenity for existing and future residents. No external works are proposed, and therefore it is not considered the change of use would result in any detriment to the visual amenity of the site and surrounding area.

The considerations in respect of amenity therefore relate to the impact of the development on privacy, and through noise and disturbance by virtue of the amount of comings and goings which would be associated with the proposed use. In assessing this, a judgement must be made as to whether the proposed use as a care home for 3 adults would have a materially greater impact on the living conditions of neighbours than the existing C3 dwelling house.

The site is located on Great Flatt Road, a detached dwelling and benefits from off street parking. There will be at least 1 member of staff present at all times with one manager who will work during the day. In addition to this 24 hour support will be achieved with a third member of staff on a shift rotation. In relation to visitors to the property, it can be expected that visits from professionals and family members would occur.

The comings and goings of up to three adults and 1 member of staff, and also a brief period where there is a changeover in staff. It is also stated in information submitted with the application a daytime registered manager may be on site at any given time. As the dwelling is detached, in respect of the noise and disturbance generated, whilst the proposals would likely result in a slightly higher number of occupants to the existing dwellinghouse, the intensification of use at the site by introducing care staff and occasional visitors can be considered to be equal to, or less than that of visitors to a C3 residential dwellinghouse on a typical daily basis. Movements of workers to and from the site is not out of keeping with

movements of residents from typical dwellinghouses to and from work elsewhere and support staff visiting dwellinghouses. Additionally, the proposed use would be predominantly residential, and within this residential context, is not considered to be of such intensity that it would unduly threaten the amenity of surrounding occupiers by way of noise and disturbance.

The dwelling has a private driveway that can accommodate a minimum of two car parking spaces. Three adults will have a minimum of one carer which will increase during a shift change and the site will provide sufficient parking. During the handover there would be an increase in cars for a short period of time as staff will rotate. Great Flatt Road is a quiet residential road and on-street parking is available. The proposed movements of the staff and any visitors would be similar to a typical dwellinghouse. While there would be a slight increase in intensity of on-street parking, this would not result in a detrimental impact to the residential amenity of neighbours. As such this is considered acceptable.

The Guidelines and Standards for Residential Development SPD Adopted June 2016 sets out how it is important for sufficient garden space is retained for playing and sitting out. The garden is considered an acceptable size in relation to the dwelling – no changes are proposed to reduce its size.

Public comments on the suitability for the proposal within this residential street are noted. The area is characterised by residential properties and the proposal will operate in a similar way.

In light of the above, it is considered that the proposals would not unduly impact the amenity of the occupants or the surrounding occupiers to a greater extent than the existing C3 use of the site. The proposals would accord with the requirements of Policies DM1 and G9 of the adopted Core Strategy and the National Planning Policy Framework.

Crime and Fear of Crime

Both Paragraphs 96 and 135 of the NPPF aim to achieve development which is safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Core Strategy Policy DM1 seeks to minimise opportunity for crime against people or property.

It is an established principle in law (Smith V First Secretary of State [2005]) that fear of crime can be a material consideration in planning (as an element of public safety) but that fear itself is not enough. That fear has to be objectively justified rather than just perceived. So in order to take criminal incidents into account it is necessary not only to attribute them to the individuals concerned but also to the use of the land. If the concern for the future rests at least partly on assumption not supported by evidence as to the characteristics of the future occupiers it cannot be taken into account.

Greater Manchester Police have been consulted on the application and provided no comments.

Accordingly, the proposed development complies with relevant policies of the NPPF and is considered acceptable.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are

required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the Core Strategy.

Paragraph 116 of the NPPF states *'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.'*

The Council's Highways Department was consulted as part of the application process and no response has been received. On this basis a decision must be made in the absence of their comments. It is noted the property will continue to operate in a similar way to that of a C3 dwellinghouse. The property benefits from a large driveway with at least two car parking spaces on site, and this is considered acceptable. On the occasion of staff handover and visitors where additional parking is required, on-street parking is available, with this akin to visitors to a Class C3 dwellinghouse.

The proposal will comply with Policy T2 of the Core Strategy and relevant policies in 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. This permission relates to the following plans:-

- Location and Site Plan
- Proposed Ground Floor Plan
- Proposed First Floor 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No more than three persons shall reside in the care home hereby approved at any one time.

Reason: In the interest of neighbour amenity and highway safety and in accordance with Policies T2 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 Aimee Bovaird