APPLICATION NUMBER: 20/01226/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01226/FUL	Mubeen Patel	14 December 2020

Address: 15-17 Milkstone Road, Rochdale, OL11 1ED

Proposal: Single storey extension to front elevation to allow for the display of fruit and vegetables

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/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

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

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: AT **DATE: 16.12.2020**

SITE

This application relates to a newly constructed detached building which is bordered by Milkstone Road, Milk Street and Ann Street in Rochdale. The building consists of

retail units at ground floor with 12 apartments on the first and second floors. Access into the site for car parking and servicing areas is taken off Milk Street.

The site is bordered by the Chunky Chicken restaurant to the north and an Indian restaurant to the south. It is situated outside the Maclure Road Conservation Area. Part of the site is also located within the Milkstone Road Local Centre.

PROPOSAL

The application proposes the erection of a single storey flat roofed front extension to the front of the existing building. Its projection would be 3m whilst its height would be 3.2m.

The materials proposed are facing red brick for the walls with aluminium framed single glazed windows. The doors into the building would be centrally located.

The extension would provide space for the display of fruits and vegetables as part of a larger mini supermarket at ground level.

AMENDMENTS

Concerns were raised by the Council in relation to the original plans submitted which proposed inappropriate materials and design for the extension. Amended plans now submitted include brick whilst the glazing would closely match the host building.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Core Strategy (CS)

SO1 To deliver a more prosperous economy
SO3 To improve design, image and quality of place
SD1 Delivering sustainable development
C6 Improving health and well being
P3 Improving design of new development
E1 Establishing thriving town, district and local centres
T2 Improving accessibility
G9 Reducing the impact of pollution
DM1 General development requirements

Unitary Development Plan (UDP):

S/6 District Centre, Local Centres and Linear Commercial Areas
G/S/1 Hierarchy and Role of Centres

RELEVANT SITE HISTORY

15/01289/FUL - Erection of 3 retail units with 12 apartments, including new access to site and construction of car parking and servicing areas – Granted permission - 15 July 2016.

16/01216/DOC – Submission of details to comply with conditions 8, 9, 12, 14, 19 and 20 of planning permission 15/01289/FUL – All conditions applied for discharged – 2 February 2017.

17/00639/VRCON - Application for the removal of condition 17 (Tree Protection) and variation of condition 2 (Plans) and condition 9 (Soft Landscaping) of planning permission 15/01289/FUL (part-retrospective) – Granted permission – 9 June 2017.

17/00401/DOC – Submission of details to comply with condition 18 of planning permission 15/01289/FUL – Condition applied for discharged – 26 April 2017.

17/00453/DOC – Submission of details to comply with condition 16 of planning permission 15/01289/DOC – Condition applied for discharged – 20 April 2017.

17/00647/DOC – Submission of details to comply with conditions 3 (materials) and condition 4 (windows) following planning permission 15/01289/FUL – Conditions applied for discharged – 4 August 2017.

19/00407/AM - Section 73 application for minor material amendment to planning application 17/00639/VRCON relating to the retention of existing single storey unit previously to be demolished and amendments to car parking layout – Granted permission – 5 September 2019.

19/01106/AM - Section 73 application for a minor material amendment to planning application 19/00407/AM for the removal of side projecting bay features at first and second floor and alteration to the design of the security roller shutters – Approved 21.01.2020.

20/00250/FUL - Proposed change of use of 3 no. ground floor retail units (Class A1) to flexible uses Classes A1 to A5 and B1(a) and installation of two flues – Approved.

CONSULTATION RESPONSES

Highways and Engineering –

We do not consider the proposed changes to the plans to represent any intensification of usage.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, no observations have been received.

ANALYSIS

Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. As such the policy requires all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design.

In addition to the above, the National Planning Policy Framework attaches great importance to the design of the built environment.

The proposed extension would be located to the front of the building. The existing building is set back from the highway of Milkstone Road and the proposed extension would infill this space and project in line with neighbouring buildings on either side. Although the flat roof design would not match the pitch roof the host building, its pitch

is quite shallow and in this commercial location the flat roof design would not appear out of context or out of character to warrant a refusal of the application.

Furthermore, the amended use of materials would be similar to those used on the host building and would be acceptable and appear in keeping with the character of the existing building. Its overall height and size are considered to be in proportion with the host building, reflecting the existing windows and materials. A condition would be attached for the exact details of the materials to be submitted and approved by the Council in order to maintain a quality appearance.

The proposed extension given its position would not result in overshadowing, overlooking or have an overbearing impact on any neighbouring occupiers in this commercial location. In addition, the extension would not intensify the use of the site to have an impact on surrounding highways and parking.

Overall, the proposal is considered to be acceptable and would not harm the character of the area and would be in accordance with Policies P3, DM1 of the Core Strategy and the NPPF.

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:-

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- Location Plan 1:1250 – Drawing Nr. M418-002
- Proposed Site Plan - Drawing Nr. M418-003
- Proposed Front Enclosure – Drawing Nr. M418-001

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 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 above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 policy 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.

Notes for Applicant:

To display signage on the building a separate application for Advertisement Consent would need to submitted to the Council.

Report Author Mubeen Patel