

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00032/FUL	Hamish Rigg	14/05/2024

Address: 114 Drake Street, Rochdale, OL16 1PN

Proposal: Change of use of first and second floor from Offices to 1 no' 2 bedroom self-contained flat together with alterations to fenestration

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

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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	Grant Subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 21/05/2024

SITE

The application relates to 114 Drake Street, a three-storey terraced property in Rochdale Town Centre. The building has most recently been occupied as an accountants' offices, which the ground-floor, forming no part of this application, will remain.

Located in Rochdale town centre, Drake Street is a prominent commercial and retail thoroughfare, accommodating a variety of businesses and high pedestrian footfall, as well as the Metrolink. The site falls within Drake Street Physical Regeneration area as well as Rochdale Town Centre Conservation Area.

114 Drake Street faces east, fronting the public highway and overlooking an allocated site for housing development. It is adjoined by no. 116 to the south and 112 to the north, the former being a former public house and the latter a shop. The rear boundary of the curtilage faces west, bordering a private car park off School Lane.

PROPOSAL

Permission is sought for the change of use of the first and second floor into 1X 2-bedroom self-contained flat together with alterations to the fenestration.

RELEVANT PLANNING POLICY

National Guidance

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

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 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Adopted Rochdale Core Strategy (CS):

DM1	General Development Requirements
C1	Delivering the right amount of housing in the right places
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
C3	Delivering the Right Type of Housing
P2	Protecting and enhancing character
G9	Reducing the impact of pollution, contamination and land instability
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

80/D10834 – Change of use from shop to offices – Grant STC

CONSULTATION RESPONSES

Conservation 15/05/2024:

No objections to the proposal, as the change of use to residential would increase activity within the Conservation Area. The sash window proposal looks better, but we will need large scale details of the window by condition. Windows should be fabricated in timber or aluminium.

Environmental health 09/05/2024:

This section has no objections in principle to the proposals, we would recommend the following conditions:

The units constructed in line with the requirements of the submitted noise impact assessment to achieve the following internal and external noise levels.

- *35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;*
- *30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;*
- *35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;*
- *40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.*

Upon completion and prior to occupation validation testing is carried out to ensure the internal and external noise levels have been achieved.

Transport for Greater Manchester 26/04/2024:

There are no details relating to this application on the portal but the address is sufficiently remote from the operational tramway that Metrolink have no comments to make with regards to this application.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, a press advert was published, and a site notice was displayed. No comments were received.

ANALYSIS

Principle for development:

Permission is sought for the change of use of the first and second floor into two self-contained flats. Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of the Core Strategy aims to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing of previously developed land. The site falls within the 'defined urban area' as set out in Policy G/D/1 of the saved Unitary Development Plan (UDP). Furthermore, policy JP-H4 of PfE states that new housing should be delivered a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Therefore, where possible concentrating a higher density of housing in town centres.

The principle for development relating to this application is therefore established by contributing towards additional housing supply, and in supporting development within the defined urban area and town centres.

Heritage and design: DM1 and P3

Policies P3 and DM1 of the Council's adopted Core Strategy requires 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.

Furthermore, paragraph 135 of the NPPF goes onto 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. Paragraph 139 states that development that is not well designed should be refused.

In addition, paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a designated or non-designated heritage asset should require clear and convincing justification. Similarly, Policy P2 of the Core Strategy promotes the protection and enhancement of key heritage assets and their visual amenity.

The only visual changes proposed are alterations to the fenestration. These include new sash windows at first and second floor to the front, replacement rear windows, and the insertion of a new second floor rear window and ground floor rear door.

The proposed sash windows would be an improvement on the existing windows as they would more be in keeping with other sash windows seen along 116-132 Drake Street, as well as generally appearing more proportionate. However, as the applicant property falls within the Rochdale Town Centre Conservation Area, full details and a material specification of the sash windows will be required by condition. The Council's Conservation Officer has requested that they are constructed from aluminium or timber frames.

The proposed rear windows and additional door would be barely visible from public vantage points and would therefore have a neutral impact on the appearance and character of the area.

Overall, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Owing to its town-centre location, the main consideration regarding the proposed change of use is the impact of the existing external noise levels on occupier amenity, particularly from passing traffic and the Metrolink Tram. A noise impact assessment has therefore been submitted by the applicant entitled 'Acoustic Survey and Assessment for Proposed Residential development at 114 Drake Street' (Martin Environmental Solutions Ltd., March 2024). The report found that the existing background noise levels will result in an adverse impact on the proposed use as a self-contained flat. Notwithstanding, the report confirms that the installation of standard double-glazed windows with 'trickle window vents' will adequately mitigate the impact of the existing noise levels. In corroboration, the council's Environmental Health Officer raised no objections to the proposal, subject to the requirements of the submitted noise impact assessment. A suitably worded condition requiring adherence to the proposed mitigation measures will therefore be included to ensure that internal and external sound levels are acceptable.

The proposed change of use would also accord with the space standards between new and existing residential properties as listed under Paragraph 4.1 of the 'Guidelines & Standards for Residential Development SPD'.

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. The habitable room is served with an adequate standard of light and outlook and meet the NDSS. The proposed bedrooms meet the minimum space required as it is over 11.5m². Therefore officers are satisfied that proposed flat will give an acceptable standard of amenity for its future occupiers.

Overall, and subject to the aforementioned noise condition, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Refuse collection:

The plans and supporting 'Planning Statement' indicate the storage of a bin within the existing rear yard, and collection to the rear as per the existing strategy. This is considered to be acceptable.

Highways: DM1 and T2, Appendix 5

Whilst the applicant has indicated no on-site parking spaces, the Council's Highways Officer raised no objections to the proposed development. The officer concluded that the changes of use is unlikely to generate a significant volume of traffic and that it is close enough to town centre amenities and transport links that off street parking is not essential. Moreover, they raised no concerns regarding refuse collection.

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
- Existing and proposed plans: 2091/1
- Acoustic Survey and Assessment for Proposed Residential Development at 114 Drake Street (Martin Environmental Solutions Ltd., March 2024, 2679-1)

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 Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within '*Acoustic Survey and Assessment for Proposed Residential Development at 114 Drake Street (Martin Environmental Solutions Ltd., March 2024, 2679-1)*'. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. No works to replace any windows shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, 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 visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy 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 Hamish Rigg