

APPLICATION NUMBER: 24/00017/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00017/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 13.03.2024 EXT OF TIME 30.05.2024

Address: 248 Milnrow Road, Rochdale, OL16 5BQ

Proposal: External alterations to include removal of shop front/signage and re-positioning of existing entrance, create new window opening together with application of external render to front elevation following Prior Approval 23/1167/PRA56 (part-retrospective)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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

SITE

The application relates to no. 248 Milnrow Road, a two-storey detached property located in Newbold. The property previously comprised a shop on the ground floor. The property is served by Milnrow Road (A640), a classified road.

PROPOSAL

Part-retrospective planning permission is sought for a number of alterations to the front elevation of the dwelling, following its change of use from commercial premises (Class E) to a 2 bedroom flat (Class C). Works have been carried in relation of the following:

- ☐ Removal of existing shopfront and signage;
- ☐ Infill of the opening with concrete blockwork;
- ☐ Repositioning of the existing main entrance door; and
- ☐ Addition of a bedroom window and sill;

The proposed works comprise the application of dark grey render (RAL7033 cement grey) to the existing ground-floor shop surround and beige render (RAL1013 oyster white) to the infilled wall.

RELEVANT PLANNING POLICY**National Guidance**

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

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:

Policy JP-P1: Sustainable Places

Adopted Rochdale Core Strategy (CS):

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

SO3	Improving design, image and quality of place
P3	Improving Design of New Development
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

23/01167/PRA56 - Prior approval for change of use from commercial premises (Class E) to a 2 bedroom flat (Class C) – Prior Approval Not Required

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted within the vicinity of the host property. No comments were received.

AMENDMENTS

Following discussions with the applicant, amendments were accepted to omit the previously proposed application of terracotta render to the front elevation, in lieu of dark grey and beige render to the existing shopfront surround and infilled blockwork respectively.

ANALYSIS

Design 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 the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policy 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 proposal relates to the alterations to the front elevation of the dwelling, following the change of use from commercial premises to a two-bedroom flat. At the time of writing, works have begun in dismantling the existing ground-floor shopfront, with blockwork and new fenestration installed. The positioning of the constructed front door and bedroom window is unfortunate as they relate poorly with the proportions of the existing fenestration. It is accepted however, the fenestration arrangements of this element is limited by constraints within the internal ground-floor layout. Notwithstanding, the applicant has proactively worked with the Council to amend the remainder of the proposed works, namely the retention of the existing shopfront surround, which would respect the identity and heritage of the building within the street scene, as well as the application of render to the infilled wall and surround, the material palette of which would appear sympathetic with the red brickwork of the dwelling.

Taken as a whole, the design of the proposed works would be acceptable, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity

Paragraph 135 of the NPPF states that planning decisions should ensure that developments promote a high standard of amenity for existing and future users. The assessment of residential amenity was considered in the preceding Prior Approval application, though the current submitted plans indicate minor alterations to the previously approved plans. Notwithstanding, the amended ground-floor window is set back 0.05m from the shopfront surround and would comprise a satisfactory standard of residential amenity for the host and neighbouring occupants. The proposal would therefore accord with Policies DM1, the SPD, 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:

- ☐ Location Plan – Drawing No. P01 received 05/01/2024
- ☐ Site Plan – Drawing No. P02 received 05/01/2024
- ☐ Existing Front Elevation – Drawing No. P04 received 05/01/2024
- ☐ Proposed Front Elevation – Drawing No. P05 Rev. B received 13/04/2024
- ☐ Existing and Proposed Ground Floor Plan – Drawing No. P03 Rev. B received 13/04/2024

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 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 Sam Yuen