

APPLICATION NUMBER: 25/00591/FUL

## DELEGATED DECISION CHECKLIST AND REPORT

**APPLICATION NO.** 25/00591/FUL **CASE OFFICER** Aimee Bovaird

**DETERMINATION DATE** 13.08.2025 **EXT OF TIME** 27.08.2025

**Address:** 773 Manchester Road Castleton North Rochdale OL11 3AH

**Proposal:** Change of use from office space (Class E) to dwelling (Class C3) including the installation of an additional window on the rear elevation at ground floor

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
-----	--	---

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

**RECOMMENDATION** GRANT subject to conditions

**CHECKED AND SIGNED OFF BY:** RK

**DATE:** 29/08/2025

---

## **SITE**

The site is located at 773 Manchester Road, Castleton. This is a two-storey terraced dwelling finished in brown render. The other buildings in the row are residential dwellings. The building fronts the road and does not have the benefit of off-street parking or a front amenity space. There is a small concrete area at the rear of the property.

The ground floor of the building has previously been an office space, this has not been in use for a few years. The first floor of the building is a three-bedroom flat.

The site is located in the Defined Urban Area.

## **PROPOSAL**

The application seeks permission for the change of use from office space (Class E) to dwelling (Class C3) including the installation of an additional window on the rear elevation at ground floor.

The existing layout on the ground floor is two offices and a bathroom, this will change to a living room, dining room and kitchen. The existing first floor has three bedrooms and a bathroom, this will change to two bedrooms.

The application also proposed to add a window on the rear elevation on the ground floor.

## **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 21<sup>st</sup> March 2024. The following policies are relevant:

JP-P1            Sustainable places  
JP-H3            Type, Size and Design of New Housing=

#### **Adopted Rochdale Core Strategy (CS):**

DM1            General Development Requirements  
C1              Delivering the right amount of housing in the right places  
P3              Improving design of new development  
C3              Delivering the Right Type of Housing  
P2              Protecting and enhancing character  
SO5            Improving accessibility and delivering sustainable transport  
T2              Improving accessibility  
DM1            General Development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 - Defined Urban Area

**RELEVANT SITE HISTORY**

25/00338/PRA56 - Prior approval for change of use from office space to residential dwelling – withdrawn

**CONSULTATION RESPONSES**

N/A

**REPRESENTATIONS**

Letters of representation have been sent out to surrounding properties. No comments have been received.

**ANALYSIS**

Principle of Development

The application is located within the Defined Urban Area. As such saved policy G/D/1 of the UDP is relevant to any development at the site and this establishes that development should be concentrated in the urban area.

The application proposes the change of use from the ground floor office space to create dwelling with three bedrooms. The site is within a highly residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state 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, which 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 only external changes proposed are a rear window on the ground floor elevation, this will not be visible from the street scene and will not have a material impact on the character of the area.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential

Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Policy DM1 requires all development proposals to demonstrate that they are compatible with surrounding land uses, both in terms of its impact upon those uses and the reverse impact on future occupants. As such, development proposals will need to mitigate against any adverse impacts from noise.

The existing bedrooms are proposed to become two bedrooms in order to accord with the requirements of the Nationally Described Space Standards as is required by PfE. Policy JP-H3. The proposed bedrooms will also have sufficient light and outlook and provide an acceptable standard of amenity for existing and future occupiers.

The site is located within the Defined Urban Area in a predominately residential area, the building was also once a dwelling. Due to the location and previous use, it is not thought that the proposed development will result in an unacceptable impact on noise for surrounding occupiers.

The proposed rear ground floor window will serve the kitchen and look out to the rear boundary this will not have a negative impact on neighbour amenity.

Overall, the proposed development would offer future occupants and neighbouring residents an acceptable level of amenity, in accordance with National Planning Policy Framework, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of Rochdale Council's Core Strategy, and the Council's Guideline and Standards for residential Development SPD.

#### Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The change of use is unlikely to generate more traffic as the number of bedrooms are not increasing. The site is also close to public transport links and off-street parking is not essential and is a character of the area.

Overall, the proposed development is considered acceptable in terms of its impact on highways, in accordance with policies DM1 and T2.

### **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 Plan
  - Proposed Elevations, Floor Plan and Site Plan 2274/2 received 28/08/25

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.

**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 Aimee Bovaird