

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO	CASE OFFICER	DATE
24/00933/FUL	Bob Melling	17 March 2025

EXTENSION OF TIME

18 March 2025

Address: 382 Heywood Old Road, Middleton, M24 4SB

Proposal: First floor rear extension, re-rendering of existing building and alterations to fenestration.

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
-----	--	-----

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

RECOMMENDATION	Grant subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RC

DATE: 17/03/2025

SITE

The application relates to no. 382 Heywood Old Road, a large detached building which is currently vacant but formerly operated as Karim's Restaurant. The site currently benefits from a generous car park which lies immediately adjacent to the rear of the building with access roads to each side. Metal palisade fencing and mature trees bound the site to the sides and rear.

The application site forms part of a wider designation of Protected Open Land and lies outside of the Defined Urban Area. Langley Brook runs beneath the site and is culverted next to the building.

The site presently comprises a rectangular, two-storey building with a gable roof along with various single-storey extensions with corrugate steel roofs to the rear. The original building has been finished in white render with slate roof tiles.

In terms of neighbouring land uses, David Lloyd Gym is located to the southeast of the site and there is a large industrial unit to the northeast. The land across Heywood Old Road to the northwest is open farmland within the Green Belt.

PROPOSAL

Permission is sought for a first floor extension to the rear and alterations to the existing fenestration. The existing building is also proposed to be re-rendered.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)
National Design Guide

Local

Adopted Rochdale Core Strategy (CS):

SP2	The Spatial Strategy for the borough
SD1	Delivering sustainable development
DM1	General development requirements

SO1	Delivering a more prosperous economy
E5	Encouraging the visitor economy

SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development

SO4	Promoting a greener environment
G5	Managing protected open land

SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Saved Policies of the Rochdale Unitary Development Plan (UDP):

D/10	Protected Open Land
------	---------------------

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-S1 Sustainable Development

RELEVANT SITE HISTORY

99/D37055 - Two Storey Side Extension To Existing Restaurant To Form Dwelling - Refused (February 2000)

95/D32652 - Installation Of Cladding To Fascia And Formation Of Vehicular Access To A Classified Road – Granted STC (February 1996)

90/D24855 - Partial Demolition Of Mill Building And Change Of Use To Restaurant Alterations To Elevations And Single Storey Rear Extension (Revised Layout) – Granted STC (March 1990)

89/D24191 - Partial Demolition Of Mill Building And Change Of Use To Restaurant Alterations To Elevations And Single Storey Rear Extension – Granted STC (December 1989)

89/D23306 - Refurbishment And Extension To Existing Factory – Granted STC (June 1989)

88/D22255 - Use Of Land For Daytime Aircraft Parking And Grass Runway Strips With Erection Of Fencing And 4 No. Flood Lights – Granted STC (September 1988)

88/D21543 - Residential Development - 17 Dwellinghouses - Refused (April 1988)

87/D20571 - Construction Of Warehouse/General Industrial Building With Ancillary Parking And Servicing Facilities – Refused (July 1987)

82/D13921 - Change Of Use From Workshop To Warehouse – Granted STC (September 1982)

80/D11762 - Portakabin Building – Granted STC (January 1981)

CONSULTATION RESPONSES

Highways and Engineering – No comments received at time of writing.

Urban Design – Summary: No objection to amended design.

REPRESENTATIONS

Letters of notification were sent to surrounding properties and a site notice was posted in the vicinity. 1 letter of objection was received which raised concerns about the state of the site and the lack of plans on the website. The state of the site is not a material planning condition and is a matter to be resolved with the owners of the site and Environmental Health. The application was re-publicised once the documents were successfully uploaded to the Council's website.

ANALYSIS

Principle of Development

The principle of the use of the site as a restaurant is well established given its existing and historic use. Nevertheless, the site is located within Protected Open Land under saved policy D/10 of the UDP. This designation relates to sites which are located beyond the Defined Urban Area, but are outside of the Green Belt. The aim of the policy is to limit development and to keep land largely open by allowing development that falls within one of the following specified categories:

- 'a) development which would be acceptable were it in the Green Belt; or*
- b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or*
- c) a limited extension to an existing building which:*
 - i. forms part of an existing source of employment; or*
 - ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and*
 - iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and its openness.*

The policy goes on to state that if a new building is permitted *'they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape.'* In this instance, the proposed development is an extension to an existing building which is sited within the existing curtilage of the business concerned.

In conformity with policy D/10 the application site is previously developed land and the development would comprise a limited extension to a building which forms part of an existing source of employment. The extension would be well screened and unobtrusive in the landscape and would remain within the curtilage of the existing building.

For the reasons outlined above, the principle of development is accepted.

Design, Massing and Appearance

Policies P3 and DM1 of the Council's adopted Core Strategy (CS) require 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.

The site presently comprises a rectangular, two-storey building with a gable roof along with various single-storey extensions with corrugate steel roofs to the rear. The original building has been finished in white render with slate roof tiles.

The design of the initial proposals was considered to be unacceptable, however amendments have been sought to overcome the Council's concerns. Initially, the rear extension had an uncharacteristic flat roof with poor detailing to the elevations. Moreover, the window detailing initially proposed for the front elevation was poorly considered and discordant. However, the proposals have been amended in line with

suggestions made by the Council and are considered to preserve the existing character of the front elevation while adding a well-designed extension to the rear.

The proposed rear extension would mirror the form of the main building with a lowered eaves and ridge height to denote a degree of subservience. It would include projecting gable features to the rear elevation which would create depth and the windows would be arranged appropriately. The use of brickwork is also considered acceptable, with a condition attached to ensure that a suitable choice of brick can be agreed prior to above ground construction works. No concerns are had with the replacement of the existing window frames to the front elevation or the application of new render, details of which can also be secured by condition.

As such, the design of the proposal is acceptable and accords with CS policies DM1 and P3, PfE policy JP-P1, the SPD and the NPPF.

Impact on Neighbouring Amenity

CS policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenities of existing and future residents and occupiers. As with CS policy DM1, PfE policy JP-P1, the SPD and the NPPF are concerned with high standards of residential amenity and they are relevant to the current proposals.

There is a substantial degree of separation between the application site and the nearest residential properties on Heywood Old Road. Given the level of separation, it is not considered that the proposals would have a physically overbearing impact on nearby residential properties, nor would they result in a loss of privacy.

On this basis, it is considered that the proposal would not have an unacceptable impact on the amenities of existing and future residents and occupiers, in accordance with CS policy DM1, PfE policy JP-P1, the SPD and the NPPF.

Highways

CS policy T2 requires development to comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

PfE policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

The proposals would increase the capacity of the establishment, however there is a large car park to the rear which is considered sufficient. As such, the proposals would comply with the requirements of CS policies T1 and T2, PfE policy JP-C8 and the NPPF.

Other Matters

The application site lies within a Coal Mining Development High Risk Area. However, the proposals would be exempt from the requirement to provide a Coal Mining Risk Assessment given that it involves the erection of a first floor extension with minimal foundations or groundworks.

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:-

- 1.0 Location-Site Plan. Job no. 2024-018
- 2.0 Existing Plans. Job no. 2024-018
- 3.0 Existing Elevations. Job no. 2024-018
- 4.0 Proposed Plans. Job no. 2024-018. Revision A
- 5.0 Proposed Elevations. Job no. 2024-018. Revision B

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan 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 and for the avoidance of doubt, materials shall include the brick for the external walls of the extension, render to the walls of the existing building, the roof coverings and a product specification for the window frames. 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 policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint 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 Bob Melling