

APPLICATION NUMBER: 25/00243/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00243/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 20.05.2025 EXT OF TIME 27.05.2025

Address: Norden Bowling Club, Trinity Street, Rochdale, OL12 7RD

Proposal: Erection of single-storey extension to front elevation and alteration to existing roof including replacement canopy

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
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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

CHECKED AND SIGNED OFF BY: RK

DATE: 27/05/2025

SITE

The application relates to Norden Bowling Club, located some 40m north of Edenfield Road and Norden Village Centre. The site is accessible via Trinity Street and sits adjacent to no. 9 Trinity Street to the south. No. 2-8 Trinity Street sits to the east of the main clubhouse building, separated by private off-street parking space.

PROPOSAL

Planning permission is sought for the erection of a single-storey extension to the east-facing front elevation to accommodate a disabled toilet and store room. The extension measures 4.1m in width and 1.8m in depth and is characterised by flat roof form with a ridge height of 2.79m. It would be constructed in render.

The proposal also seeks to construct a replacement roof canopy which measures 10.22m in width and 6.92m in depth. It is characterised by a dual-pitched roof form and is set down 0.21m from the ridge line of the main building. It would be constructed in metal sheet roofing panels.

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):

P3 Improving design of new development
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

87/D20057 - Siting Of Portable Building For Use As Bowling Pavilion. - Grant subject to conditions

81/D12263 – Clubhouse - Grant subject to conditions

80/D10088 - Bowling Social Clubhouse And Carparking Facilities (Approval Of Reserved Matters) - Grant subject to conditions

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 site. No comments were received.

ANALYSIS

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposal seeks permission for a number of alterations and enlargement to the main clubhouse building of the Norden Bowling Club. The proposed single-storey extension is a modestly-sized structure which would have a neutral visual impact to the appearance of the building and adjacent street scene by virtue of its unobtrusive siting and projection. The use of render would also match the material and appearance of the host dwelling which raises no concerns.

The proposed replacement roof canopy would cover a larger footprint and comprise a greater height than the existing. Notwithstanding, the structure would have a matching dual-pitched roof form and would be set down from the ridge of the clubhouse building. In assessing its visual impact, the structure would be read as consolidated structure with the main clubhouse building and would thus have a neutral impact on the character and appearance of the street scene.

By virtue of its siting away from adjacent dwellings, the proposed development is not considered to compromise the residential amenity of neighbouring occupiers.

Taken as a whole, the proposal constitutes minor improvements to accommodate the use of the bowling club facilities and is considered to be in accordance with Policies DM1 and P3 of the Council's Core Strategy, Policy JP-P1 of the adopted Places for Everyone and the requirements of the National Planning Policy Framework.

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 – received 13/03/2025
 - Existing and Proposed Site Plan – drawing no. 25.3525.2 received 13/03/2025
 - Existing Ground Floor Plan and Elevations – drawing no. 25.3525.1A received 13/03/2025
 - Proposed Ground Floor Plan and Elevations – drawing no. 25.3525.SC1.1B received 25/03/2025

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, the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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.

