

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00768/FUL	Jake Powell	30/11/2022

Address: 80-82 Molesworth Street, Rochdale, OL16 2AW

Proposal: Change of use from Printing Shop (Use Class E) to Hotel (Use Class C1), single storey link extension, first floor side extensions including increase in eaves height, alterations to fenestration and reconfiguration of rear car park.

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

RECOMMENDATION	GRANTED (SUBJECT TO CONDITIONS)
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CHECKED AND SIGNED OFF BY: AT

DATE: 05.12.2022

SITE

The application partly relates to No. 80 Molesworth Street, a former hotel / public house occupying a prominent position on Molesworth Street. It is a 19th Century traditionally proportioned three-storey building and the front elevation retains some of this original character, albeit with modern windows, doors and render finish and floodlights.

No 80 Molesworth Street has had various uses over time, including as a public house, nightclub, and a hostel.

The application also relates to No. 82 Molesworth Street. This address consists of a more modern red brick single storey building. The most recent use for the site was a printing shop (Class E).

PROPOSAL

The application proposes the change of use of the property No. 82 Molesworth Street from a printing shop (Class E) to a Hotel (Class C1), to extend the use of the neighbouring hotel at No. 80 Molesworth Street.

To facilitate this change of use, the application proposes the construction of a first floor extension to No. 82 Molesworth Street, and this property will provide an additional four rooms to the hotel, in addition to a lounge and kitchen area.

A single storey extension will be constructed to link the two buildings. The application also proposes some alterations to the fenestration of No. 80 Molesworth Street, as well as alterations to the external area of the site including changes to parking and hardstanding.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- C1 Delivering the right amount of housing in the right places
- C2 Focus on regeneration areas and economic growth corridors
- C3 Delivering the right type of housing

- E1 Establishing thriving town, district and local centres
- E2 Increasing jobs and prosperity
- E3 Focusing on economic growth corridors and areas

- SD1 Delivering sustainable development
- P3 Improving design of new development
- G9 Reducing the impact of pollution
- T2 Improving accessibility
- DM1 General Development requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area
- E/C/3 Mixed Employment Zones

Supplementary Planning Documents (SPD):

Milkstone, Deepish and Newbold Supplementary Planning Document

RELEVANT SITE HISTORY

80 Molesworth Street

19/01436/FUL	Change of use to Hotel (C1) including the removal of an external staircase and associated openings together with a car park to rear. Granted subject to conditions.
19/00149/FUL	Change of use to HMO for maximum ten residents (sui generis), with external alterations to the rear elevation including the removal of external staircase and reconfiguration of rear car park area. Granted subject to conditions.
16/01268/FUL	Change of use of property from a domestic dwelling to HMO and Day Care Facility at ground floor level (Use Class D1), with external alterations to the rear elevation and reconfiguration of the car park area (re-submission of 16/00432/FUL). Refused.
03/D41739	Change of use from HMO to offices. Withdrawn.
93/D29404	Change of use from club premises to Hostel (class C1). Approved.

82 Molesworth Street

21/01374/FUL	Change of use from (Class E) printer shop to hot food takeaway and restaurant (Sui Generis) including installation of extraction flue and new window to northern side elevation. Withdrawn.
91/D26657	New Single Storey Industrial Unit. Granted subject to conditions.
90/D25804	New Single Storey Industrial Unit For Use As Printers. Grant subject to conditions.
81/D11916	Outline Application For Industrial And Warehousing Development. Grant subject to conditions

80-82 Molesworth Street

22/00383/FUL	Change of use and single storey extension of printing shop (Use Class E) to form extension to HMO (Sui Generis) including two additional bedrooms and lounge, alteration to fenestration to front elevation and reconfiguration of rear car park area. Withdrawn
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CONSULTATION RESPONSES

Highways Engineer

Hotels would usually generate a high number of parking spaces and this application provides no additional spaces. In this case the proposed use is an extension of an adjoining hotel which is long established and has a number of spaces that can be used. Although the number of spaces would not meet current parking standards the site is in a relatively sustainable location with the town centre and its transport connections within easy walking distance. The highways around the site are also have the benefit of waiting restrictions so on street parking should not be an issue. Therefore on this occasion we can accept the lack of adequate parking provision for this development.

The existing building and adjacent hotel have established servicing arrangements therefore we do envisage any problems arising as result of approval.

There should be no detrimental impact on road safety or highway capacity as a result of development.

Highways raise no objection to this application and request no specific planning conditions.

Drainage

Requests condition for applicant to provide further details related to drainage, particularly in reference to the proposed parking area.

Strategic Housing

Seek clarification on proposed use.

REPRESENTATIONS

The application has been publicised with neighbour notification letters, in addition to a site notice. No letters of representation have been received in respect of this application.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The site is within a mixed employment zone, and the relevant policies (Core Strategy policy E2 and E/C/3) seek to safeguard employment uses within these areas.

Whilst the loss of No. 82 Molesworth Street is not ideal considering its Class E use, the proposed change of use of the site to form an extension of the existing hotel at No. 80 Molesworth Street would strengthen an existing business, and increase the likelihood of its success, by providing further space and rooms which could be utilised by possible customers.

As such, the development may be considered acceptable in principle, subject to the scheme being acceptable by way of the following development management requirements.

Visual Amenity

Policies DM1 and P3 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.

In addition, paragraph 126 of the National Planning Policy Framework (NPPF) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to 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, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Finally, paragraph 134 of the NPPF states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The application proposes the construction of a first floor/roof extension to the property at No. 82 Molesworth Street. Whilst the proposed extension would visibly increase the size of the property, in comparison to neighbouring properties and the property at No. 80 Molesworth Street, the developed property would still be of a relatively low form in relation to the surrounding area. As such, it is considered that this element of the proposal would have an acceptable impact on the character and appearance of the site and the surrounding area.

A single storey extension between the two properties at No. 80 and No. 82 is also proposed. The proposed extension would be a subordinate addition to the both properties, and it is therefore considered to be an appropriate addition to the site.

Furthermore, the application proposes alterations to the fenestration of the property at No. 82 Molesworth Street, through the installation of five windows. Two windows will also be installed on the side elevations of the proposed single storey extension. The application indicates that these windows will be installed in uPVC. It is considered that this is an appropriate material choice for the site, as the site benefits from existing uPVC windows.

The application form also indicates that the materials used in the proposed development will match the existing building. This is considered an appropriate choice of materials, considering the nature of the site.

In respect of the design of the proposal and its impact on street scene, the development is considered acceptable in the context of the site and the surrounding area. As such, the application would therefore have an acceptable impact on the character and appearance of the surrounding street scene and would accord with policies DM1 and P3 of the Core Strategy and policy in the NPPF.

Residential Amenity

Policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The National Planning Policy Framework requires development to achieve a high standard of amenity for existing and future users.

The “Guidelines and Standards for Residential Development” SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents and future occupiers.

The site of No. 82 Molesworth Street is surrounded by commercial premises comprising mainly daytime uses (product suppliers, machine hire, and car sales). Consequently it is considered that the proposed use will not have a harmful impact on the occupiers of nearby buildings, and the surrounding uses will not impact adversely on the amenities of the occupiers of the proposed extended hotel.

Furthermore, the proposed alterations and extensions are considered to not give rise to a detrimental impact on the amenity of neighboring properties by way of a loss of outlook, privacy or sunlight/daylight.

Highways

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that ‘In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through’. Whilst Paragraph 111 of the NPPF states that ‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.

The application was reviewed by the Council’s Highway Engineer who raised no objections to the proposed development.

Whilst it is noted that hotels would usually generate a high requirement of parking spaces, and that this application provides no additional spaces, the application is to an existing hotel which has some parking provision which could be utilised. Although the number of spaces would not meet current parking standards, the site is in a relatively sustainable location with the town centre and its transport connections within easy walking distance. It should be acknowledged that the parking standards require a maximum, rather than a minimum, of 1 space per bedroom, as stated in Appendix 5 of the Rochdale Core Strategy.

Finally, as the existing building and adjacent hotel have established servicing arrangements, it is not considered that the proposed development would give rise to any issue in this regard.

For these reasons, it is considered that the proposed development have an acceptable impact on highways safety and congestion, in compliance with policy T2 of the Adopted Rochdale Core Strategy, as well as the NPPF.

Drainage

Paragraph 155 of the NPPF 2019 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy G8 of the Core Strategy sets out the Council’s strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

Concerns have been raised by the Councils Drainage Engineer regarding the limited details provided of the proposed car parking area. However, it is noted that the two

parking areas are already surfaced and the proposal relates to the reconfiguration of spaces within these areas.

With this condition in mind, it is considered that the proposed development would not result in any increased surface water run-off and would comply with Policy G8 of the Councils Core Strategy, as well as the NPPF.

RECOMMENDATION

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:-

1:1250 Location Plan

B1803/1 - Existing Ground Floor Plan

B1803/2 - Existing Elevations

B1803/3 - Existing First and Second Floor Plans

B1803/4 - Proposed Ground Floor Plan

B1803/5 - Proposed First Floor Plan

B1803/6 - Existing and Proposed Site Plans

B1803/7 - Proposed Elevations

B1803/8 - Existing and Proposed Side Elevations

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.

3. The number of bedrooms in the hotel hereby approved shall not exceed twenty-four.

Reason: To prevent future uncontrolled intensification of the use in order to protect the amenities of existing residents in accordance with policies DM1 and G9 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.

Notes for Applicant:

