

APPLICATION NUMBER: 24/01166/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01166/FUL	Nick Brookman	6 January 2025

DETERMINATION DATE

17 January 2025

Address: Buersil House, Exmouth Street, Rochdale, OL16 4SX

Proposal: Change of use of first floor workshop (B1) to additional residential accommodation (C3) in relation to the existing dwelling, including the regularisation of other associated works and the erection of a new lean to storage building (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

RECOMMENDATION	APPROVE WITH CONDITIONS
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CHECKED AND SIGNED OFF BY: LA DATE: 09.01.25

SITE

The application site relates to Buersil House which is the primary building on the site and this was formerly a garage and workshop which now benefits from a residential use approved in the 1990's. Buersil House itself benefits from its own close-knit curtilage which is separately fenced off from the rest of the yard space surrounding the dwelling.

Whilst the original planning use classification is unclear, it is evident that the use of the original building and the likely wider site was industrial in nature and likely involved mechanic and motor works given the presence of workshops and garage spaces. However, since the original use, works have evidently taken place to Buersil House which is now effectively in full residential use.

The application site is surrounded by residential properties to the north east and west with industrial units to the south. The Sudden Brook bounds the north eastern boundary of the site.

Access into the site is from the south west corner via a wrought iron secure gate.

The application site is approximately 3km south of Rochdale Town Centre.

PROPOSAL

Planning permission is sought for the Change of use of the former first floor workshop (B1) to additional residential accommodation (C3) in relation to the existing dwelling, including the regularisation of other associated works and the erection of a new lean to storage building (Retrospective).

Information submitted in support of the application sets out that during 2016, alterations were made to the building and the side store but these alterations were not applied for under a planning application. These works were:

1. Conversion of bedroom 3 to form ensuite.
2. Conversion of the main bathroom to form new bedroom 3
3. Ground floor western garage doors replaced with glazed French doors accessing a lobby area off the existing garage.
4. First floor workshop converted to form additional residential space including open plan lounge and kitchen space and replacement of existing double doors with new glazed double French doors.
5. Blocking up of an existing rear door to form a window.
6. Removal of the 1992 approved brick storage building due to deterioration and the construction of a taller replacement steel frame storage building with roller shutter doors.

It is this list of works that the application is seeking to regularise under this planning application.

RELEVANT PLANNING POLICY

National Guidance

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

Local

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
P1	Improving Image
P3	Improving design of new development
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

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
JP-S4	Flood Risk and the Water Environment
JP-P1	Sustainable Places

RELEVANT SITE AND NEIGHBOURING HISTORY

In 1992 under application D28658, planning permission was granted for the change of use of the original building to a light industrial (Class B1) business use with part of the works also granting the change of use of the building to a dwelling with the erection of a single storey side extension to form additional storage space.

The approval of application D28658 resulted in a portion of Buersil House located along the western side of the building being altered to provide a dwelling that offers 3 bedrooms, open plan lounge dining, kitchen and family bathroom with the remaining areas of the building being classed as B1 light industrial, this included the former brick and timber store along eastern elevation (now replaced).

CONSULTATION RESPONSES

Highways and Engineering

No objection.

Environmental Health

No objection.

REPRESENTATIONS

Letters of notification were sent to the occupiers of surrounding buildings on 6 December 2024. In addition, x1 site notice was displayed adjacent to the application site on 10 December 2024. No representations were received.

ANALYSIS

Principle of Development

The application seeks permission retrospectively for the change of use of the former first floor workshop (Former Use Class B1) and ground floor workshop/garage to additional residential accommodation and space (C3) in relation to the existing dwelling, including the regularisation of other associated works and the erection of a new lean to storage building.

The site comprises an existing residential dwelling on a site that also benefits from an ongoing industrial use occupied by the applicants. The application site lies wholly within the defined urban area where Policy G/D/1 of the UDP seeks to concentrate development. The surrounding area is predominantly residential with some industrial uses in close proximity to the application site.

In this instance, the development seeks to regularise a change of use of the existing building to accommodate an increase in residential floor space associated with the existing dwelling. The proposed development does not result in the loss of jobs or loss of employment space that would be of any detriment to the local area or economy. The former workshop was used by the applicant as ancillary office space and this use would remain albeit in an incidental use to the primary use of the land as an existing dwellinghouse.

The primary use of the application site is and would remain as a residential dwelling which is located in a sustainable location. As such, the proposal is acceptable in principle and in accordance with adopted Rochdale Core Strategy Policies, Places for Everyone Policies JP-S1 and JP-P1, as well as the National Planning Policy Framework.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 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.

Additionally, Paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that *“The long-standing, fundamental principles for good design are that it: fit for purpose; durable; and brings delight”*. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

The above considerations are largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy which ultimately require development proposals to demonstrate high quality design.

CS Policy P1 sets out that high quality design will be required in all new developments, requiring that under-used land and buildings are re-used and creating people-friendly and safe environments. CS Policy DM1 states that all development proposals should be of a high quality design and take the opportunity to enhance the quality of the area.



PRIOR TO WORK FRONT ELEVATION



EXISTING FRONT ELEVATION

The above front elevations demonstrate that minimal design changes have taken place with previous garage doors replaced with glazed French doors at ground and first floor level.

The lean to steel storage building on the east elevation (as shown to the left hand side on the existing front elevation plan above) has replaced the previous brick built storage building.

The only change on the rear elevation comprises the replacement of an existing ground floor window and opening with a rear pedestrian access door.



As shown above, the retrospective design changes are all entirely in keeping with the design and appearance of the existing dwelling and the changes are not obtrusive to the host dwelling or surrounding site in this predominantly residential area.

In the context of the application site and surrounding character, the development is appropriate in terms of its scale and massing, with appropriate external materials and detailing. Therefore, the proposal is acceptable in terms of design and appearance and consistent with adopted Rochdale Core Strategy Policies P1 and DM1 and the National Planning Policy Framework.

Occupier and Neighbour Amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents.

Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution. Policy G9 also requires that sensitive new development such as housing, are not adversely affected by existing sources of pollution such as roads and certain types of industry.

Similarly, Paragraph 135 goes on to state that planning policies and decisions should ensure that developments create places with a high standard of amenity for existing and future users.

The SPD – Guidelines and Standards for Residential Development sets out minimum space standards that should be applied to all new residential development and development which affect existing residential properties. These are:

- ② 21m between directly facing principal windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- ② 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and

- ⑦ 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The SPD advises that where these separation distances cannot be achieved, proposals should be “compatible with the density and character of surrounding development”.

The Council’s Environmental Health team were consulted on this application and they raised no objection.

In this instance, the retrospective works have not detrimentally created any privacy concerns owing to the distance between the proposed development and the nearby residential dwellings on Charlotte Street in the north.

The scheme is considered acceptable in terms of amenity in accordance with Policy G9 and DM1.

Ecology and Biodiversity Net Gain

Core Strategy Policy G7 sets out that it is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G9 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are now a statutory requirement for planning applications but given the urban and built environment on and around the application site, it is acknowledged that this site does not impact any biodiversity and the site has a completely sealed surface and therefore has a biodiversity value of **zero**.

Accordingly, it is not considered that the statutory requirement to provide 10% BNG is applicable here.

Drainage

Whilst the application site is located adjacent to Sudden Brook, the development has not increased or re-directed surface water elsewhere and Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Highways

Highways were consulted on this application and they raised no objection. Accordingly, the proposed development is acceptable and would comply with Policy DM1 of the Core Strategy, PfE and NPPF.

RECOMMENDATION

Grant subject to the following conditions:

1. This permission relates solely to the following plans and documents:

- Submitted Location Plan
- Prior to works and Existing Block Plan Drawing No 22.3417.5
- Prior to works Floor Plans Drawing No 24.3417.3C
- Existing Floor Plans Drawing No 24.3417.1A
- Prior to works Elevations Drawing No 24.3417.4A
- Existing Elevations Drawing No 24.3417.2A

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, 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.

Report Author Nick Brookman