

APPLICATION NUMBER: 23/00487/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00487/FUL	Rosalind Gralton	19 July 2023

Address: Howard Street Childrens Centre Howard Street Rochdale OL12 0PP

Proposal: Change of use of land to form additional playground space for Nursery including raising the level of the ground between the Howard Street Nursery and the RBH properties and the construction of boundary retaining walls and access gate.

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/A
	Neighbour comments received?	Y

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/A

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 04/08/2023

SITE

The site relates to Howard Street Nursery and Children's Centre, located on the southern side of Howard Street, Rochdale.

The site is located within the defined urban area. The building is a single storey building with play area to the rear.

The building is not listed and is not located within a conservation area.

PROPOSAL

Permission is sought for the increasing height of wall to the rear of the site, including raising of land levels to the rear of the site with boundary fencing atop existing wall, to incorporate an extended play area.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 – Creating successful and healthy communities
C7 – Delivering education facilities

SO3 – Improving design, image and quality of place
P1 – Improving image
P3 – Improving design of new development

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

17/00356/FUL – Installation of roller shutters to three doors at the rear and side of the building – Granted subject to conditions 25/05/2017

10D53411 – Erection of a single storey extension to front of the building, internal alterations, erection of 2m high security fencing and erection of covered play area at the rear – Grant subject to conditions 17/08/2010

07D50256 – Single storey extension to school – Grant subject to conditions 13/02/2008

06/D46689 – Single storey front extension to nursery and construction of access ramp – Grant subject to conditions 13/03/2006

03/D41384 – Three single storey extensions to existing nursery – Grant subject to conditions 22/04/2003

CONSULTATION RESPONSES

Highways and Engineering

The Council's Highway's Engineer was consulted on the application and their response is as below:

'The proposed playground extension would have little impact on the adopted highway network therefore we raise no objection and request no specific planning conditions.'

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification. One response was received objecting to the application. Concerns are raised regarding the extension of the nursery and the noise impact upon adjacent residential properties.

ANALYSIS

Rochdale CS Policy C7 emphasises the requirement to improve education, skills and training in the borough and raise educational achievement by providing good quality educational facilities and promoting growth of existing and new facilities. Similarly, the NPPF in Paragraph 95 states it is important a sufficient choice of school places is available to meet the needs of existing and new communities, and emphasises LPA's should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications. Additionally, in Paragraph 93, the NPPF states 'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;'

In addition, paragraph 92 of the NPPF, referring to crime, states how planning decisions should aim to achieve healthy, inclusive and safe places which: 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion ... which encourage the active and continual use of public areas'.

The application site is within the Defined Urban Area under the Rochdale Unitary Development Plan (UDP). Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C7, Saved UDP policy G/D/1 and the NPPF.

Visual amenity

Paragraph 126 and 130 of the NPPF states good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy P2 of the Core Strategy acknowledges that enhancing and protecting the Borough's unique character can lead to improvements in quality of life and can also

help to booster the visitor economy and inward investment. Additionally, Policy G6, stated the Council will sustain and enhance a green network to support growth and regeneration in the borough, and provide a high quality environment which meets the needs of community and visitors to the borough.

The proposal relates to railings, a height of 1.5m, along the rear boundary of Howard Street Nursery (sited 1.45m above ground level of the site of housing development to the south), including new handrails to existing stepped access, and new security gate with access control to rear of the site.

Elevation drawings indicate the security gate would be of an anti-climb mesh design, with railings salvaged from demolished housing blocks, to be refurbished and reused atop the existing retaining wall. As such, the proposed design would be generally in keeping with the adjacent development. A condition will be attached to the decision notice to ensure railings are painted black.

While the proposal would result in an enclosed appearance of the rear area of the residential courtyard, it is not considered the proposal would be unacceptable within its context. Existing soft landscaping is located to the side of the area whereby the security gate would be, and not be considered to have an unacceptable impact.

Residential Amenity

The proposal would not project beyond the existing boundary of the nursery, with the steps existing. The proposed enclosure would result in a 1.5m wall, 500mm high railings atop this, from where this would be most visible from residents of the Glastonbury residential block, and 1.5m railings atop the existing retaining wall to the nursery.

While this would result in a larger expanse of brick and development by comparison to the existing exposed steps and handrail, it is not considered these works would result in an unacceptable impact upon the amenity of adjacent residential properties, given the open aspect of the surrounding courtyard.

Highways

Relating to sustainable transport, Paragraph 111 of the NPPF states '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.'

Policy DM1 sets out the general development requirements and establishes that proposals should not adversely impact on highway safety. To fully assess this matter consultations have taken place with Highways officers who have confirmed no objection to the application. As such the application is considered to be acceptable in terms of highway safety and in accordance with policy DM1 in this regard. There are no additional public safety concerns with the application and as discussed above the application is considered to be acceptable in terms of amenity.

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. This permission relates to the following:-

Site Plan as Existing & Proposed – Dwg No A1/204958-003
Proposed Boundary Wall Elevation – A1/2004958/02
Proposed Boundary Walls – A1/2004958/01
Location Plan – A4/2004958/04

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 Core Strategy, the Unitary 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 detailed within the application form and as per annotations within drawings:

Site Plan as Existing & Proposed – Dwg No A1/204958-003
Proposed Boundary Wall Elevation – A1/2004958/02
Proposed Boundary Walls – A1/2004958/01
Location Plan – A4/2004958/04

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 and the National Planning Policy Framework.

4. The proposed railings hereby approved shall be painted black, and retained as such thereafter.

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 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.

Notes for Applicant:

None

Report Author Rosalind Galton