APPLICATION NUMBER: 20/01277/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01277/ANM	Ryan Killeen	26 October 2020

Address: 63 Market Street, Heywood, OL10 1JA

Proposal: Application for non-material amendment to planning permission 18/00495/FUL for the relocation of the new entrance door and staircase to the first floor accommodation

PUBLICITY	**Weekly list expired?**	N/A	**Site notice expired?**	N/A
	Neighbour letters expired?	N/A	**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?	N/A

EIA	**Screening opinion completed and saved to Onbase?**	N/A

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

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: KN **DATE: 29/10/2020**

SITE

The application relates to the first floor level of No. 63 Market Street in Heywood which is presently used as office space for the property sales and lettings office at ground floor level. The building is located in the Secondary Shopping Area of Heywood Town Centre.

The adjoined property at No. 65 Market Street includes a hot food takeaway use at ground floor level which is currently not in operation. Fearn Street runs to the side of the property leading to a pedestrian footpath serving the rear of the row of properties at Nos. 63-67 Market Street. A convenience store and delicatessen stands across Fearn Street at Nos. 59-61 Market Street, with a beauty spa at the upper level, and a hair and nail salon stands directly facing across Market Street at Nos. 64-66 Market Street; the upper floors of which have recently secured planning permission for a change to residential use. The Grants Arms lies to north across the junction of Market Street and Dawson Street. A small rear yard serves the rear of the application building.

PROPOSAL

The application seeks to amend the position of the side facing external door to be to the left hand side of the original window opening rather than to the right, as well as relocating an internal staircase.

RELEVANT PLANNING POLICY

National Guidance

Section 96A of the Town and Country Planning Act 1990

National Planning Practice Guidance (NPPG). The government published its PPG on 6 March 2014 which is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

RELEVANT SITE HISTORY

18/00495/FUL	Change of use from office to residential including external alterations to form new entrance and escape window
	Granted Subject to Conditions – August 2018
90/D25960	Single Storey Rear Extension to Premises.
	Granted Subject to Conditions – November 1990

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Not applicable.

ANALYSIS

The PPG states that there is no statutory definition of 'non-material' in respect of non-material minor amendments. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. This stipulates that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

The appearance of the buildings will remain mostly unchanged in terms of size, height, design and colour. The proposed amendments are minor in the context of the approved building and the wider surrounding development and will have no difference in visual impact when viewed from the highway.

The changes maintain the orientation and approximate placement of the approved side entrance and would not offer any additional views in to, or out of the buildings, and would therefore not amount to any change in the impact to neighbouring amenity as a result of the development.

As such the LPA is satisfied that this amendment would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1. This decision relates to the following drawings :-
   - Location Plan
   - Proposed Plans and Elevations SLW/NB/02-NMA – Dated 14/10/2020

   and the development shall be carried out in complete 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 saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

This decision notice is to be read alongside that issued with planning permission 18/00495/FUL

Report Author Ryan Killeen