

Officer Report

Case Reference: 25/00432/FUL
Location: Land Rear Of 242-246 Oldham Road Marcroft Place,
Rochdale, OL11 2ER
Proposal: The erection of a single storey detached storage unit
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

PROPOSAL

Planning permission is sought for the erection of a single storey detached storage unit.

The proposed unit would fill the triangular shaped plot and will be built with concrete block with a white K Render finish and concrete tiled roof.

The use of the proposed unit is for kitchen manufacture and assembly.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone (PfE):

Policy JP-S1 – Sustainable Development

Policy JP-J1 – Supporting Long-Term Economic Growth

Policy JP-J2 – Employment Sites and Premises

Policy JP-C7 – Freight and Logistics

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E2 Increasing jobs and prosperity

E3 Focusing on economic growth corridors and areas

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/2 Primary Employment Zones

RELEVANT SITE HISTORY

20/01555/FUL - Erection of detached commercial storage building - Grant subject to conditions - 2021-05-28

87/D21063 - Use Of Premises As Garage Workshop(Established Use- Certificate) - Grant - 1988-03-24

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

The application was publicised by way of neighbour notification. Two objections were received. Concerns raised are the following:

- Concerns regarding harm to residential amenity
- Frequent and prolonged building works by the applicant
- Alleged unauthorised extensions, yard expansion onto council land. concern regarding repeated blocking of Marcroft Place which is an access road for many properties
- Concern regarding noise, obstruction, waste storage, machinery, unsafe changes in land levels
- The proposal will worsen an already unacceptable situation on site
- Concern following medical condition experienced by neighbour
- Impact on garden areas of neighbouring properties
- The cumulative impact of past, current, and proposed works is cited as causing significant physical, mental, and emotional harm, as well as concern over future property value.
- Inaccuracies in the plans

- Unauthorised signage
- Intensification of commercial activity in a residential area

Officer response:

Concerns relating to construction works are not a material planning consideration

The value of property is not a material planning consideration

Any signage will require an advertisement consent separate to any planning permission

Principle

The application site falls within the Defined Urban Area (G/D/1) and is located just outside the Oldham Road/Kingsway Local Centres and Linear Commercial Area (S/6).

The application relates to the erection of a storage unit to form a workshop and storage for manufacture of kitchens, under Use Class E(g)(iii). As the use is not a main town centre use, a sequential test is not required. It is sited just south of an existing commercial storage building approved in 2021. The surrounding area comprises a mix of commercial properties located off Calf Hey South, a derelict Public House, and residential terraces located off Oldham Road and Well I'th' Lane.

In order to prevent the use from being changed into a main town centre use in an out of centre location through the use of permitted development rights, a condition is proposed restricting change of use within the Use Class E.

Subject to the assessment of all other material planning considerations, the principle of development is therefore acceptable, in accordance with Policies E2 and E3 of the adopted Core Strategy and the NPPF.

DESIGN

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.

The proposed works include the erection of a rendered single storey building with concrete tile roof. The building would comprise of 43sqm of floorspace, measure 4.9m in ridge height, 4m and 3.6m in eaves height, 8.5m in depth and a maximum width of 7m, filling the triangular shape of the site. The building will effectively fill the shape of the plot removing the outdoor storage. A roller shutter door is located on the northern side elevation and access is via the existing access onto Marcroft Place.

The proposed design is considered acceptable in the context of the backland site characterised by rear garages. The rendered finish would be considered acceptable and in keeping with adjacent buildings. The low level of the building is considered acceptable in context of neighbouring properties and would not have an unacceptable visual impact.

The design of the proposal is therefore acceptable and accords with Policies P3 and DM1 of the adopted Core Strategy, Policy JP-P1 of the adopted PfE and the NPPF.

IMPACT UPON RESIDENTIAL AMENITY INCLUDING NOISE

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. Policy G9 of the Core Strategy also states the council will reduce all forms of pollution in the borough by 'requiring that development does not have impacts that would lead to an unacceptable increase in [...] noise, light or other pollution'. This is supported further in NPPF Paragraph 135 (f), promoting health and well-being with a high standard of amenity for existing and future users.

The proposed use of the building is to manufacture and assemble kitchen units, which falls within the Use Class E (g)(iii). The definition of Use Class E (g)(iii) is *'any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)'*. It is considered the proposed use would fall within this class, and any negative impact that may occur would rely upon environmental health legislation. The intention of Class E(g)(iii) is such that uses that would give rise to adverse impacts would not fall under this use and would require consent for a different use. It is on this basis that it is not considered the noise resulting from the proposed use would be unacceptable in the area proposed.

In relation to the design of the proposed building the proposals are not considered to cause undue harm by way of overbearing or overshadowing neighbouring properties. These works are located to the south of the existing commercial unit, and would not be considered to cause any additional detriment to the street scene. The site is away from the main road of Oldham Road and would be proportionate in scale to neighbouring properties.

No noise impact assessment has been submitted with the application. It is not however considered the proposal would be unacceptable with regard to noise, given the existing storage unit to the north.

The proposal is therefore acceptable in accordance with Policy DM1 of the adopted Core Strategy and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. It is noted no parking is available on site however on street parking is available within the vicinity and Marcroft Place is characterised by an informal surfacing and parking arrangement.

Concerns raised in representations relating to the blocking of Marcroft Place by vehicles associated with the site. It is noted the informal nature of surfacing in the area and on street parking available within the vicinity. Regard has been had to Paragraph 116 of the NPPF which 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, following mitigation, would be severe, taking into account all reasonable future scenarios." Based on the scale of the site and the extent of its operations, and taking into account of the cumulative impacts to the existing road conditions, the impact

of the proposed development upon highway safety is not considered to be so significant as to amount to unacceptable harm.

The proposal would therefore not result in any undue harm to highway safety and would accord with Policies T2 and DM1 of the adopted Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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 development hereby approved shall be carried out in accordance with the following list of plans and documents:

- Application Form
- Planning Statement
- Proposed Elevations - Dwg Number CL 04255936/7 dated April 2025
- Proposed Site Layout - Dwg Number CL 04255936/2 dated April 2025
- Proposed Section and Notes - Dwg Number CL 04255936/3 dated April 2025
- Existing and proposed roof and site plan - Dwg Number CL 04255936/4 dated April 2025
- Location Plan

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order, the premises shall be used only for purposes falling within Use Class E(g)(iii) (industrial processes) and shall not be used for any other purpose within Use Class E.

Reason: To have regard to potential impacts on the character of the area and the amenity of nearby occupiers, in accordance with Policy DM1 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and relevant policies within the NPPF.

Approval Reason(s) (1)

- 1 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.