

Officer Report

Case Reference: PL/2026/0168
Location: Land Between 13 & 15 Exeter Street, Rochdale OL11 1JN
Proposal: Section 73 Application to vary condition 2 (Plans) of planning permission 23/00920/FUL (Residential development of 4no. terrace dwellings comprising 4 bedrooms and associated landscaping)
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE LOCATION

The application site relates to a parcel of previously developed land (brownfield land) located on the northern side of Exeter St between 13 and 15. The location plan indicates the applicant's ownership, and the boundary of the site relates to the southern half of the wider parcel.

The site is not accessible from Durham Street to the north. The land is generally flat and is vacant, located within a predominately residential area, characterised by terraced properties of traditional red brick and natural slate construction.

Few infill developments are located within the surrounding area; however these are designed as to assimilate well within the established character.

The site is within the defined urban area. The site is not a heritage asset or within the setting of any adjacent heritage assets. No Tree Protection Orders affect the site.

Works to the previously approved application 23/00920/FUL have begun insofar as it relates to the foundations being laid on site. This application seeks to amend the approved plans condition.

PROPOSAL

The application seeks to amend condition 2 of planning permission 23/00920/FUL, in order to amend plans to reflect the following:

- Reduction on internal size of dwellings from 4720mm to 4640mm
- Total width of the terrace row reduced from 20400mm to 20090mm
- Internal floorspaces of each dwelling changed from Xm2 to 110sqm approximately

Works have begun on site, with the footings dug beyond the red edge of the previously approved plans. The amended drawings seek to reduce the width of the properties to be accommodated within the land ownership. The agent has confirmed new foundations will be dug in order to accommodate the reduced size of all 4 dwellings.

No other alterations have been presented on the proposed amended plans and elevations.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

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- H3 Type, Size and Design of New Housing

Adopted Rochdale Core Strategy (CS):

SO1 – To deliver a more prosperous economy

E1 – Establishing thriving town, district and local centres

E2 – Increasing jobs and prosperity

E5 – Encouraging the visitor economy

E6 – Supporting and diversifying the rural economy

SO2 – Creating successful and healthy communities

C1 – Delivering the right amount of housing in the right places

SO3 – Improving Design, image and quality of place

P1 – Improving image

P3 – Improving design of new development

SO4 – Promoting a greener environment

G7- Increasing the value of biodiversity and geodiversity

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/R/1 – Physical Regeneration

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

NB; 19/01253/FUL relates to full parcel of land (extending from Exeter Street to Durham Street) and is therefore a larger site than this planning application relates to.

24/01153/DOC - Submission of details to comply with conditions 3 (Site Investigation), 4 (Materials), 5 (Window/Door Reveals), 6 (Landscaping) and 8 (Boundary Treatments) of planning permission 23/00920/FUL (Residential development of 4no. terrace dwellings comprising 4 bedrooms and associated landscaping) - Request completed

23/00920/FUL - Residential development of 4no. terrace dwellings comprising 4 bedrooms and associated landscaping - Approve subject to conditions 27/09/2024

19/01253/FUL - Erection of 8no 4-bedroom dwellings – Refused 26/11/2020

The former two applications, 19/00183/FUL and 18/01251/FUL, relate to the site submitted within this application.

19/00183/FUL – Erection of 4no 5-bedroom dwellings – Resubmission of
18/01251/FUL – Refused 21/05/2019

18/01251/FUL – Erection of 4no four-bedroom dwellings – Withdrawn 11/01/2019

All other applications relate to land considered within this current pre application enquiry and land to the north of the site, as with the most recent application on the site. It should be noted; these applications have since lapsed.

07/D496610 – 8 Terraced Two and a half storey dwellings – 25/09/2007 – Grant subject to conditions

04/D43793 – Residential Development – 18/08.2004 – Grant subject to conditions

80/D11288 – Change of use from garage site to builder's yard – Refuse 03/11/1980

REPRESENTATIONS

The proposal was publicised by way of neighbour notification and site notice. 7 responses objecting to the proposals were received.

Concerns raised included the following:

- Proposed plans show no change to the boundary line which affects the walkway between Durham and Exeter Street. The width of this alleyway should not be reduced
- The scheme does not meet parking provision and transport policies
- Overspill parking will worsen safety and accessibility on Exeter Street
- Existing parking pressures on Exeter Street from train and tram users, delivery drivers for nearby businesses
- Not in line with Council's draft local Plan to contribute positively to local transport conditions
- The applicant has taken over the alleyway to increase the size of the houses without consideration to the community. Concern over where bins are to go for collection due to reduced width of alleyway.
- Concern with accessibility for disabled residents due to parking intensification
- Permits suggested in the Exeter Street area
- Impact of light on the side elevation of No 13.
- Plans suggest the alleyway is still to be reduced from 3210mm to 2810mm

Officer Response:

The principle of development was established under 23/00920/FUL, which included consideration of the scale, design and parking arrangements. This application seeks to reduce the width of the terrace row and assess the impact insofar as the physical alterations and the internal size alterations. While the concerns raised are material planning considerations, the situation on site has not changed substantially whereby these concerns are afforded additional weight.

ANALYSIS

The 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 comprises previously developed land and is within Milkstone and Deeplish ward, where under policy C2,

additional homes will be delivered on vacant and underused sites to assist in the regeneration of this area.

As the site is located within the defined urban area, is previously developed land and is within a predominately residential area, in a sustainable location within reasonable proximity to local amenities and public transport facilities, the principle of residential development on the site is acceptable.

The application is a variation of condition 2 (approved plans) of the approved application reference 23/00920/FUL. As such, this variation of conditions application will assess the changes proposed within this planning application.

Design and Appearance

The NPPF states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

PfE Policy JP-P1 is consistent with the aims of the NPPF requiring new development to be well-designed in that it too seeks to ensure that new development is distinctive with a clear identity that respects and acknowledges the character and identity of the locality and is visually stimulating, creating interesting and imaginative environments.

The design of the proposed buildings remains consistent with the previously approved drawings, with the only changes being the width of the dwellings. The changes in width of dwellings are consistent along the terrace and appear proportionate and not at odds with the rest of the street. It is not considered the changes to the design are significant nor would appear unacceptable from a visual amenity perspective.

The proposal would not materially affect the visual amenity upon adjacent neighbouring properties. The proposed amendments are considered acceptable and compliant with Policy DM1, P1, P2 and P3 of the Core Strategy and relevant policies in the NPPF and PFE.

Occupier Amenity

Policy JP-H3 of PfE states all new dwellings must comply with the Nationally Described Space Standards (NDSS).

The proposed dwellings are a 4-bedroom property across 3 floors. 6 bedspaces are provided, with bedrooms 1 and 2 being doubles and 3 and 4 being singles. The minimum bedroom sizes for one bedspace is 7.5m² and a bedroom width of 2.15m. A two-bedspace bedroom must be 11.5m² in area. The minimum NDSS internal standard for a 4-bedroom, 6 bedspace property across 3 floors is 112m². The proposed reduction in width of the terrace row has reduced this to approximately 110sqm. Given the dense urban grain and the outdoor space available in the

properties, it is not considered the small reduction would be considered unacceptable on balance.

Each bedroom shown still meets the minimum bedroom requirements of 11.5sqm for a double bedspace and 7.5sqm for a single bedspace (with a minimum width of 2.15m). The requirements of the NDSS are therefore met. Each habitable room would benefit from adequate light, and no concerns are raised in this respect.

Impact on surrounding residential properties

Core Strategy Policy DM1 requires, amongst other things, that development proposals are compatible with surrounding land uses and that they do not adversely affect the amenity of residents.

It is noted the neighbour representations with concerns in relation to the scale of the development and impact on neighbouring properties. The concerns in respect of the scale of the development were considered in the previous application 23/00920/FUL and the concerns with respect of parking were also considered in the previous application. The proposed changes this application seeks to address do not have any changes to the amenity of neighbours or impact on parking arrangements and therefore are not considerations in this application.

Recommendation: Approve with Conditions

Condition(s) (7)

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

- Proposed Front and side Elevations - Dwg No BR04 Rev F
- Proposed Setting Out Plans - Dwg No BR07 rev F
- Proposed Rear Elevations - Dwg No BR05 rev F
- Proposed Ground and First Floor Plans - Dwg No BR01 rev F
- Proposed Roof and Section Plans - Dwg No BR02 rev F

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall be carried out in accordance with the recommendations of the approved report 'Phase II report prepared by Martin Environmental Solutions Ltd dated January 2025 received by the Council 06/02/2025. Following completion of the remediation measures identified in the approved remediation scheme and

prior to the occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

- 3 No above ground construction works shall take place until samples and/or full specifications of materials (with the exception of doors and windows, as approved under 24/01153/DOC) to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details in addition to those approved under application ref. 24/01153/DOC).

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Notwithstanding the development hereby approved, no above ground construction works shall take place until detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 5 Within the first planting season following the occupation of the development hereby approved, landscaping works shall be carried out in

accordance with the plan ref. 'Proposed Landscaping Plan' dated 20/11/2024 and retained as such thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 6 The development hereby approved shall not be occupied until such time as boundary treatments have been installed with the drawing 'Proposed Side and Rear Elevations - PL02'. The boundary treatments shall be retained thereafter.

Reason: In the interests of visual and residential amenity and in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 7 No dwelling hereby approved shall be occupied until any damage caused to the footway along the site frontage of Exeter Street during construction has been repaired and renewed and the kerb line reinstated to its full height.

Reason: In this case construction vehicles are likely to be limited to using Exeter Street for access. Any damage to the footway and kerb during construction shall be repaired in the interests of pedestrian safety, in accordance with Policies T1 and T2 of the Rochdale Core Strategy.

Approval Reason(s) (1)

- 8 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.