

Officer Report

Case Reference: PL/2026/0207
Location: Sudden Mill, Manchester Road, Rochdale, OL11 4QR
Proposal: Alteration to existing entrance door and window on front elevation off Manchester Road
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Location

The site is located at Sudden Mill, this is a two storey red bricked building. The building is next to Sudden Brook and close to the junction with Manchester Road, Bolton Road and Silk Road.

The site falls within the Defined Urban Area.

Proposal

The application seeks permission to alter an existing door to a window and a window to a door.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

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

25/00937/PRA56 - Prior approval for the conversion of first floor offices / light industrial to 5 apartments Prior Approval Required and Approved.

Consultation Response

N/A

Representations

Letters of notification have been sent out to surrounding neighbours, no comments have been received.

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The surrounding area is a mix of residential and limited commercial uses. The principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state 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, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed development consists of changing an existing door on the ground floor to a window and changing an existing window to a door. The proposed window and door will follow the form of the existing windows and door; this is considered acceptable and is in keeping with the existing property. The proposed materials will be grey composite for the door and PVC windows; this is considered acceptable and in keeping with the host building.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

There are no residential dwellings opposite the site, the change from a door to a window will not have an impact of privacy for neighbours of the building. The proposed development will not have an impact on users of the building.

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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:

- Location Plan
- Site Plan 26/12-04 Rev P1
- Proposed Floor Plans 26/12-02 Rev P1
- Existing and Proposed Elevations 26/12-03 Rev P1

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 and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.