

Officer Report

Case Reference: 25/00527/FUL
Location: 68 Rochdale Road Middleton M24 2PU
Proposal: (Building A) External alterations including installation of new doors, windows and window surrounds to all elevations together with rooflights. Removal of existing cladding at ground floor level and the application of white render to first floor level. (Building B) Change of use from storage facility (B8) to a 2B4P apartment (C3)
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 68 Rochdale Road, on the site are two buildings, the building fronting Rochdale Road (building A) is two-storey, finished in red brick and render with a pitched roof. The second building (building B) is at the rear of the site is a unit with one floor and finished in red brick. The existing building was a branch shop for the Middleton and Tonge Industrial Society, elements of the historic shopfront including the pilasters remain.

The site is located within Middleton Town Centre Conservation Area.

Proposal

The application seeks permission for external alterations to Building A consist of adding windows, bricks, tile detailing and rooflights. The application seeks a change of use and alterations to building B consist of new doors and windows. The change of use is from storage to a two-bed apartment. The proposal also includes landscaping and adding car parking spaces.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-P1 – Sustainable Places

JP-P2 – Heritage

JP-H 3 Type, Size and Design of New Housing

JP-H 4 Density of New Housing

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

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

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

Relevant Site History

25/00537/PRA56 - Conversion of existing ground and first floors to 4 self-contained apartments. Installation of new windows to all elevations, insertion of roof lights and construction of a gated entrance to the side elevation. - Grant

Consultation Responses

Highways And Engineering

No objections

Env Health - Noise/Odours

No comments received to date

Conservation And Design

No objection

Representations

Letters of notification have been sent out to surrounding occupiers and a site notice has been displayed in the vicinity. No comments have been received.

Analysis

Principle of Development

The application seeks permission for external changes to Building A and a change of use and external changed to building B, this is within Middleton Town Conservation Area.

The site is in a semi-residential area, north of the town centre and the proposal would fit in with the character of the surrounding area.

The principle of development is considered acceptable and further planning matters are considered below.

Heritage, Design and Appearance

Paragraph 131 of the NPPF states that “the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that “The long-standing, fundamental principles for good design are that is it: fit for purpose; durable; and brings delight”. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

The above considerations are largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy which ultimately require development proposals to demonstrate high quality design. CS Policy DM1 states that all development proposals should be of a high-quality design and take the opportunity to enhance the quality of the area.

Paragraph 208 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset’s conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification

Throughout the application process the scheme has been revised, the proposed Building A will consist of changes to the front elevation, the existing pilasters are to be retained and repaired, the historic shopfront windows are to be reinterpreted, and four large windows will be installed on the front elevation at ground floor level. The proposed windows will have stained glass detailing, there will be tile cladding below the glazed windows, this is considered acceptable and will restore the historic character of the building. The details of the windows and tiles can be secured via condition. The frames of the window are to be timber; this is considered acceptable along with the proposed mock Tudor detailing.

On the existing building there is a fascia board that appears to be on top of original tiling 'Middleton and Tonge Industrial Society', the agent has said this cannot be removed prior to determination. However, they have indicated on the proposed plan they will investigate for any hidden lower-level timber or tiling and where present, reveal, repair and incorporate into the new shopfront design. Details of this can be secured via condition. The front elevation will also consist of red brickwork to match the rest of the building.

External alterations are proposed on Building B; this sits at the back of the site. The changes consist of removing the roller shutter and door on the front (south) elevation and inserting four windows on the ground elevation and four windows at first floor level. On the north of the building the proposed windows at first floor level are to be

filled in, two windows and a door inserted at ground level. The building will be finished in the same brick work as building A; this is considered acceptable. This building will not be seen from the highway and will not have an impact on the surrounding character of the area.

Overall, subject to conditions, the proposals are found to be acceptable in relation to visual amenity and compliant with P1, P2, P3 of the Rochdale Core Strategy as well as design policies contained within the NPPF and PfE

Amenity

Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents.

Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution. Policy G9 also requires that sensitive new development such as housing, are not adversely affected by existing sources of pollution such as roads and certain types of industry.

The proposed Flat E will consist of two bedrooms; these will comply with the standards set out in the Nationally Described Space Standards and are considered acceptable. Flat E will have sufficient light and outlook in habitable rooms and sufficient garden space to sit out in. The proposed windows in this building will not have an impact of privacy for neighbouring occupants.

As part of the application process the Councils Environmental Health Officer has been consulted and provided no comments. The buildings are in a semi residential area, and the proposed use is not thought to lead to an increase in noise. A Noise Impact Assessment has been submitted, and this should be adhered to.

The proposal is therefore considered to be in accordance with Core Strategy policy DM1 and paragraph 135 of the NPPF.

Highways

Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and, in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through.

As part of the application process the Councils Highways Officer has been consulted and raised no objections to the proposed development. There are no highways implications, and the existing network will not change. The proposed development is considered acceptable.

The development therefore complies with the requirements of CS Policies T1 and T2, Policy JP-C8 of PfE and the NPPF.

Drainage

Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

The buildings are in situ and will not have an impact on drainage. The proposed development would accord with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (11)

- 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 decision relates to the following plans and documents:

- Location and Block Plan 001 Rev 1
- Proposed GA Plans and Elevations Building A 004
- Proposed GA Plans and Elevations Building B 005 Rev 2
- Landscaping Plan 006
- Heritage Statement Rev 01
- Planning Statement
- Noise Impact Statement dated May 2025

- 3 Roof lights shall be 'conservation style' roof lights fitted flush with the external slopes of the roof slopes.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

- 4 Prior to any works starting on Building A, investigatory works shall be carried out to establish the extent of any historic fabric hidden behind the modern fascia board and white tongue and groove cladding. As a first step, these investigatory works shall include the removal of the existing cladding and fascia board. Once removed, a scheme for the retention, repair and replacement (where necessary) of historic fabric shall be submitted to and approved in writing by the local planning authority. This shall also be prior to commencement of any other works to Building A.

The scheme shall include the following:

- Confirmation of whether the original tiling remain in situ (evidence required)
- Where original tiles and historic materials, including the mock Tudor cladding are present, full details of the repair and restoration works, as well as any details of the extent of any replacement or new materials necessary.
- Where historic fabric is not found to be present, a scheme for the reinstatement of appropriate features, including samples and details of materials and large-scale details and plans of any patterns
- The works shall be carried out in accordance with the approved scheme and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

- 5 Prior to their installation, large scale drawings of fenestration for Buildings A and B shall be submitted to and approved by the local planning authority. These details shall include elevations, setback from brickwork/pilasters, sections the head, jamb and cill and details of stiles, mullions, meeting rails and glazing bars, as well as any openers. These details shall be at a scale of either 1:10 or 1:20. For the avoidance of doubt, windows shall be fabricated in timber or aluminium

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

- 6 Prior to their installation for building A and B large scale drawings of external doors, including casings and surrounds shall be submitted to and approved by the local planning authority. These drawings shall be at a scale or 1:10 or 1:20. For the avoidance of doubt, doors shall be

fabricated in timber or aluminium. The development shall be carried out in accordance with the approved details and retained thereafter.

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

- 7 Prior to its installation, full details, including product specification and samples of the proposed tile cladding to the stallriser on Building A shall be submitted to an approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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

- 8 Prior to their use full details, including product specification, coursing and mortar mix and samples of the proposed bricks for buildings A and B shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

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

- 9 The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within the submitted noise assessment ref DA24072 – Church St Ind Estate. No part of this development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 The development hereby approved shall be carried out in full accordance with the Landscaping Plan 006, unless otherwise agreed in writing by the Local Planning Authority.

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 Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 Prior to works on building A and B any other repair works not covered within other conditions of this consent, shall be submitted to an approved in writing by the Local Planning Authority. The schedule of repairs should include samples of any new materials.

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