

Officer Report

Case Reference: PL/2026/0362
Location: 9A MILKSTONE ROAD, ROCHDALE, OL11 1ED
Proposal: Change of use from hot food takeaway (sui generis) to café (class E) including erection of new shopfront
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site relates to No 9A Milkstone Road. A two-storey end of terrace building within Rochdale. The application site is located entirely within the Milkstone Local Centre. The ground floor of the building was formerly comprised of a hot food takeaway with roller shutters at the front and side elevation. It appears vacant at time of writing.

A recent prior notification application was determined for the first floor of the building, to change the use from a office use to residential. Prior Approval was not required. It is unclear if that change of use has commenced.

PROPOSAL

The application seeks planning permission for the change of use of the ground floor of the building from a hot food takeaway use (Sui Generis) to a cafe use (Class E).

A ground floor side window is proposed, extending the glazing further down the unadopted road.

It is shown the roller shutters existing at the site are to be removed.

Advertising signage is proposed on the front and side elevation. An informative has been attached to the decision notice advising the applicant of the need for separate advertisement consent.

Bin storage would be retained to the rear.

RELEVANT SITE HISTORY

NOT/2026/0378 - Change of use of first floor from office (Class E) to a one bedroom apartment (Class C3) - Approve with conditions

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-S1	Sustainable Development
JP-P1	Sustainable Places
JP-P2	Heritage
JP-H3	Type, Size and Design of New Housing

Local Guidance

Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/S/1	Hierarchy and Role of Centres

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
C1	Delivering the right amount of housing in the right places
C6	Improving health and well being
G9	Reducing the impact of pollution
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
T2	Improving accessibility
E1	Establishing thriving town, district and local centres
SP3/M	The Strategy for Middleton

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (2016).

PUBLICITY

Neighbour notification letters: In accordance with the Council's Statement of Community Involvement, notification letters were sent to immediate neighbours

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

Highways and Engineering

No objections.

ASSESSMENT

Principle

The application site lies within Milkstone Local Centre, within the defined urban area as designated by saved UDP Policy G/D/1, which seeks to concentrate development in urban areas. Policy E1 of the Core Strategy states that the Council will seek to focus retail, leisure, cultural, office, residential and other development within town centres in order to promote viability and vitality. Specifically, the Core Strategy notes that town centres have a role to play in providing new housing in sustainable locations.

The application proposes the change of use from the existing hot food takeaway use at ground floor into a cafe, a Class E unit. This is considered to accord with Policy E1 which seeks to focus offices, retail and leisure within the boroughs town and local centres. The change of use would have potentially benefitted from Schedule 2, Part 3, Class A of the GPDO however has been submitted as a planning application.

It is acknowledged in this instance that the existing first floor of the building comprises office space. Recent prior approval application NOT/2026/0378 has approved this use to be changed to residential use. While nothing has been demonstrated to show this has commenced, insofar as this application is concerned, the impact of the class E use on the upstairs property property is to be considered, whether that be an office use or that be a residential use.

The proposed development in this instance, on balance, is therefore considered to accord with the overall aims of the Core Strategy and would play a role in facilitating the development of a thriving local centre in accordance with the aims of the NPPF.

Amenity

CS policy DM1 requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

The extent of the proposed alterations to the ground floor include the introduction of additional glazing and removal of roller shutters. There are no facing residential properties to which the additional glazing would overlook directly. The proposed change of use would change the existing hot food takeaway (Sui Generis) use to a cafe (Class E).

Neighbouring Dwellings

The proposed use would have a lesser impact by way of noise or odour than the existing use as a hot food takeaway. It is understood prior approval has been granted for a flat above. The impact of noise was taken into consideration in the determination of that application, and it is not considered a cafe use would give rise to any unacceptable impact on amenity of the upstairs unit. It is not considered the proposal would have any unacceptable impact on any other adjacent property. It is therefore considered to accord with Policy DM1 and P3 of the Rochdale Core Strategy, and NPPF.

Highways and Parking

The proposed development would not provide any parking spaces. The application site is located in a sustainable location within Milkstone Local Centre and within close proximity to Rochdale Town Centre. The Council's Highway Department were consulted on the proposal and raise no objections. The proposed cafe will operate largely in a similar way to the existing hot food takeaway.

Having regard to the above, the proposed development is considered to accord with Policy T2 of the Core Strategy and Appendix 2.

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 shall be carried out in accordance with the following drawings and documents hereby approved:

GSS26017.2 - 9a Milkstone Road - 502 - Site Existing and Proposed.pdf received 09/06/2026

Location Plan received 09/06/2026

GSS26017.2 - 9a Milkstone Road - 0P1.2 - Proposed Plans and Elevations.pdf
received 09/06/2026

GSS26017 - 9a Milkstone Road - 0E1.1 - Existing Plans and Elevations.pdf received
09/06/2026

Application Form

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

- 3 The materials used in the construction of the proposed window frames and doorways shall be aluminium, as stated within the application form, pursuant to condition 2 of this approval.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 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.

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.