

Officer Report

Case Reference: PL/2026/0260
Location: 110 Drake street, Rochdale, OL16 1PN
Proposal: Single-storey infill extension and erection of pergola with canopy to rear elevation (Part retrospective)
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to 110 Drake Street, a three-storey end of terrace property in Rochdale Town Centre. The property is occupied by Al-Rayan Supermarket on the ground floor and is used as a convenience store. The upper floors consist of flats. The property is located on the corner of Drake Street and School Lane and close to the junction with Oldham Road.

To the rear of the property there are two single storey extensions and the car park used by the users of the convenience store. The car park is accessed from School Lane. The car park is enclosed by fencing and a gate.

The building is constructed of brick and render with a white finish. The extensions to the rear also brick structures that have been painted white. The building has been identified as a non-designated heritage asset. The site falls within Drake Street Physical Regeneration area and borders the Rochdale Town Centre Conservation Area. The property was previously located within the Conservation Area; however, it has been recently removed from it. The property is also sited approximately 90 metres to the northeast of the Drake Street Local Centre.

PROPOSAL

Permission is sought for the construction of an infill extension between the two single storey extensions and pergola with a canopy. The pergola will be constructed from a metal frame and have a canopy constructed out of a polycarbonate roof sheet. It is noted that the application form states that it would be constructed out of metal sheet.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable places

JP-P2 Heritage

JP-P4 New Retail and Leisure Uses in Town Centres

Adopted Rochdale Core Strategy (CS):

DM1 General Development Requirements

E1 Establishing thriving town, district and local centres

P1 Improving image

P2 Protecting and enhancing character

P3 Improving design of new development

G9 Reducing the impact of pollution, contamination and land instability

T2 Improving accessibility

DM1 General Development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

S/6 District Centres Local Centres and Linear Commercial Areas

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

09/D52426 – Change of use from public house to retail furniture shop including alterations to front, side and rear elevations. Decision: Approve with conditions.

10/D53936 – Change of use from public house (use class A4) to hot food takeaway (use class A5) together with new shop front, first floor windows and extraction flues to the rear elevation. Decision: Refused

11/D54147 – Change of use from public house (use class A4) to hot food takeaway (use class A5). Decision: Approve with conditions.

11/D54647 – Application To Vary Condition 3 Of Planning Approval D54147 In Order To Allow The Premises To Open Between 11.00 Hours And 23.00 Hours On Any Day. Decision: Approve with conditions.

DC00405 – Submission Of Details To Comply With Condition 4 Of Planning Permission D54147. Decision: Request completed.

13/00078/VRCON – Application to vary condition 1 of planning permission D54647 in order to allow premises to open between 11:00 hours and 02:00 hours. Decision: Refuse.

13/00477/VRCON – Application to vary condition 1 of planning permission D54647 in order to allow the premises to open between 11.00 hours and 0200 hours (Resubmission of 13/00078/VRCON). Decision: Refuse.

13/01317/FUL – Change of use and conversion of first and second floors into four one-bedroom apartments including the installation of an external stairway and door opening to first floor together with the repositioning of existing flue to rear elevation and alterations to windows to front and rear elevations – Withdrawn

14/01125/FUL - Installation of an external stairway and door opening to rear first floor together with the repositioning of existing flue. Decision: Approve with conditions.

14/00559/FUL - Change of use and conversion of first and second floors into four one-bedroom apartments including the installation of an external stairway and door opening to rear first floor together with the repositioning of existing flue and

alterations to windows in front and rear elevations (Resubmission of 13/01371/FUL) - Withdrawn.

19/00690/FUL – Alterations to existing ground floor retail unit to form two retail units and change of use of first and second floors to 4 self-contained flats including alterations to front, side and rear elevations and removal of flue to rear. Decision: Approve with conditions.

20/00078/DOC – Submission of details to comply with conditions 4, 5 and 6 on planning permission 19/00690/FUL. Decision: Request completed.

CONSULTATION RESPONSES

Conservation

The canopy is proposed to the rear and would be seen in the context of other extensions and back of house functions. To minimise the visual impact, a high-quality material should be used

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, a press advert was published, and a site notice was displayed. No comments were received.

ANALYSIS

Heritage and Design

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place.

Furthermore, paragraph 135 of the NPPF goes onto 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.

As the application is adjacent to a Conservation Area and the application property is identified as non-designated heritage asset, chapter 16 of the NPPF is relevant. The NPPF requires that when assessing the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a designated or non-designated heritage asset should require clear and convincing justification. Similarly, Policy P2 of the Core Strategy promotes the protection and enhancement of key heritage assets and their visual amenity.

The application proposes to infill the gap in between the two existing single storey extensions. The structure would have a flat roof. It is noted that this would be another roof form in between the mono pitched roof and dual pitched gable roof of the existing extensions, however, the flat roof structure would be a subservient addition that would not be overly obtrusive. The proposed infill extension would have a limited impact on the character of the host property and streetscene. It is also considered that the proposed infill extension would have neutral impact on the setting and significance of the designated and non-designated heritage assets.

In regard to the pergola with the canopy, it is noted that it is a slender structure with the frame being constructed of steel. The application proposes to paint the frame in grey or black. It is considered that black would be a more appropriate colour in this location. The structure would be open and would be viewed in the context of the commercial unit of the host property and the neighbouring properties. Noting the slenderness of the frame, the car park within which it is located and the existing boundary treatment, the structure would not be a prominent feature when viewed from the highway. Additionally, as noted by the Conservation Officer, the structure would be to the rear and viewed in the context of other extensions and back of house functions.

The application form states that the proposed canopy roof would be constructed using metal sheets, whereas the plans state that it would be constructed from

polycarbonate. There are concerns about the visual impact of a polycarbonate roof and as such the Conservation Officer has recommended that alternative high-quality material should be used. As such, subject to a condition requiring details of materials to be provided by condition, the proposed structure would have neutral impact on the setting and significance of the designated and non-designated heritage assets.

Subject to the addition of the relevant conditions, the design of the proposal is considered to be acceptable and accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Neighbour Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Noting the location and design of the proposed structures and the neighbouring uses, it is considered that the proposed development would not unduly impact on the amenity of occupiers of neighbouring residential properties. As such, it is considered that the proposal would be in accordance with policies DM1, the SPD, the PfE and the NPPF.

Highways and Road Safety

The proposed development would not impact on the existing onsite parking arrangement and as such it would not cause an unacceptable impact on highway safety.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development shall be carried out in accordance with the following plans and documents hereby approved:
 - Existing site plan, ground floor plan and roof plan. Drawing number: 2404/1. Received by email on 08/07/2026
 - Existing elevations. Drawing number: 2404/2. Received by email on 08/07/2026

- Proposed site plan, ground floor plan and roof plan. Drawing number: 2404/3. Received by email on 08/07/2026

- Proposed Elevations. Drawing number: 2404/4. Received by email on 08/07/2026

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

- 2 The materials used in the construction of the exterior of the infill extension 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 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.

- 3 Prior to the installation of the canopy, detailed specification and/or samples of materials to be used shall be 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 duly approved details thereafter.

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.