

Officer Report

Case Reference: PL/2026/0353
Location: 213 Halifax Road, Rochdale, OL12 9RF
Proposal: Change of use of part of ground floor from retail unit (Use Class E) to self contained flats (Use Class C3), Part two storey/part single storey rear extension following demolition of existing single storey extension to create additional 2no. self-contained flats with alteration to fenestration and associated works including installation of air source heat pump, solar panels, bin store, cycle store and landscaping
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application site is an end of terrace property positioned off Halifax Road on the corner of Henderson Street. The ground floor is currently used as an off license whilst the first floor appears to be in residential use with external access from the rear. The property has a single storey extension to the rear and a yard area. The property is positioned in a mainly residential area.

On the opposite side of the Henderson Street is a residential property and garages. Directly opposite the rear of no. 213 is Division Street. On the opposite side of Division Street are residential properties. To the front is Henderson Street which

wraps around from the side and front. Further southeast is the roundabout that connects Halifax Road and Albert Royds Street. Parking is provided on street.

PROPOSAL

The application proposes to construct a part two storey, part single storey extension following the demolition of the existing single storey extension to the rear. The first-floor element of the proposed extension would project out by 3.1m and the first-floor element would project out by 8.7m. Due to the shape of the plot and the design of the proposed extension, it would be 7.1m at its narrowest and 8.5m at its widest. The proposed extension would get wider as it projects out from the rear elevation of the host property. The first-floor element would have height to the ridge of 7.5m, and the single storey element would have height to ridge of 4.7m. The height to eaves would be 5.7m for the first-floor element and 2.9m for the single storey element.

The proposed extension would be constructed out of matching stone and slate. A door is proposed on the side elevation facing towards Henderson Street which would allow for access to the existing flat and one of the proposed flats.

The application also proposes to convert part of the ground floor retail unit to self-contained flats. In total application proposes to add two additional self-contained flats. One flat would located on the ground floor and the one will be set over two floors (ground floor and first floor). The proposal would also see internal alterations to the existing self-contained flat. Overall, there will be three self-contained flats and a reduced retail unit located within the building.

The application proposes a number of associated works which will consist of the installation of an air source heat pump, solar panels, bin store, cycle store and landscaping.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

JP-Strat2 City Centre

JP-P1 Sustainable Places

JP-P4 New Retail and Leisure Uses in Town Centres

JP-J1 Supporting Long-Term Economic Growth

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

DM1 General Development Requirements

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

E2 Increasing jobs and prosperity

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

G/S/1 Hierarchy and Role of Centres

S6 District Centre, 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

24/01228/FUL - Single storey rear extension following demolition of existing single storey extension. Decision: Approve subject to conditions.

97/D34296 - Single Storey Rear Extension To Form Hot Food Takeaway and Single Garage. Decision: Refuse. Reason for refusal:

1. The proposed use of the single storey extension as a hot food take-away would cause nuisance through noise, late night disturbance and smells to the occupiers of residential properties in the vicinity of the site, by reason of activities carried on, general comings and goings and the premises being open at unsociable hours.
2. The proposed single storey extension fronts onto Henderson Street with access to the premises along residential streets where on street parking already takes place. The proposed use of the extension as a hot food take-away will generate additional traffic and increase on street parking in this residential area to the detriment of highway safety.

CONSULTATION RESPONSES

Highways And Engineering

This proposal is adjacent to the A58 with good public transport links to Rochdale, Littleborough and Halifax. We would consider this a sustainable location for a small-scale development. We would not expect any significant traffic as a result of this proposal. Access to the site will remain unchanged. No parking has been identified as part of this proposal but as this is a sustainable location we raise no objection due to insufficient parking. There is no changes proposed to the highways due to this development. There will be no changes to servicing or emergency access as a result of this proposal. We have no new concerns regarding highways safety as a result of this proposal.

Amendments to Consultation Response: No amendments to report.

Officer Recommendation: We have no objections to this proposal.

Conditions: None

Env Health - Noise/Odours

No comments received.

Tree Officer

No comments received.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties, and a site notice was placed in the vicinity of the site. No representations were received.

ASSESSMENT

Principle of Development

The application site is located in an area designated as the 'Defined Urban Area' in Rochdale Borough Council's UDP Proposals Map. This is a general policy which seeks to ensure that new development is concentrated within the urban area in order to support urban regeneration and protect the countryside. The application property is not located within any other designated area. Additionally, the application property is located within a residential area.

The application property presently consists of a retail unit on the ground floor and flat on the first floor. The proposal would see the size of the retail unit reduced with two additional flats being proposed over the ground and first floor.

Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of the Core Strategy aims to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing of previously developed land.

Furthermore, policy JP-H4 of PfE states that new housing should be delivered a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. It is noted that the application property is located adjacent to the A58 which has good public transport links to Rochdale, Littleborough and Halifax. Furthermore, the site is located within walking distance to Halifax Road Local Centre and Stephenson Square Local Centre.

Considering the application property is located within the Defined Urban Area, within an established residential area and within a sustainable location, the principle for development is considered to be acceptable.

Design

The application site is a corner plot and in a prominent position within the street scene. The front and side elevations of the application property is constructed using stone with the rear being constructed using red brick. There is a single storey

mono-pitched extension that has a render finish painted in yellow to the rear. The ground floor of the rear elevation of the host property is also rendered with matching yellow paint finish. The adjoining property of no. 211 Halifax Road has two single storey structures that adjoin the single storey extension of the application property. These are visible when viewed from the Henderson Street. Both the extensions are mono pitched extensions with the ridge adjoining to the single storey extension of the application property. At present, the single storey extension is considered to represent poor design and the relationship with the single storey extensions of the neighbouring property appears as cluttered and unsightly.

The application proposes to demolish the existing single storey extension and construct a part two storey, part single storey rear extension. Both elements of the extension would have hipped roofs that would face towards the rear. The proposed extension would run along the width of the host property with the side elevation being set up to the boundary with the highway. The proposed extension would therefore increase a greater mass and bulk to the boundary with the highway. However, the amendment of the proposal from gable roofs to hipped roofs will reduce the amount of mass and bulk.

The existing property is located in a prominent location within the street scene. The front and side elevation have been constructed out of stone. The rear of the host property and neighbouring properties in the row of terrace are considered to be of poor design and visual appearance. The rear of the host property has been constructed out of brick and there is a mixture of render and brick on the neighbouring properties. Additionally, there are poorly designed and proportioned extensions on the host property and the neighbouring properties. Furthermore, the boundary treatment on the host property is constructed out of concrete panels and a number of the neighbouring properties have either harsh boundary treatments or have outbuilding/garages constructed up to the boundary with the highway.

The hipped roofs design are in keeping with the host property. Additionally, the ridge of the proposed extension would be set below the ridge of the host property, with eaves of the first-floor element of the extension set at the same height as the host property. When viewed from the side, the only distinction between the host property and the proposed extension would be the ridge height. With the addition of matching stone and slate, the proposed extension would be in-keeping with host property and would be a subservient addition.

The application proposes triple glazed sash style windows. These are considered to acceptable window designs. Additionally, the size and placement of the fenestration are also considered to be acceptable. However, no detail of window lintels and cills have provided. It is considered appropriate to include a condition requiring detailed specification of the window openings to be provided by condition to ensure the details match the host property.

Due to the scale of the development and it sitting next to the boundary with the highway on Henderson Street, the proposed extension would be more prominent. Furthermore, as the proposed extension would fill out the shape of the rear yard space, it would be narrow closer to the host property and get wider as it projects out. Due to the shape, it would give it a slightly awkward appearance. However, as noted above the existing structure is of poor quality and has a negative impact on the visual amenity and character of the area. Overall, the design of the proposed extension is more coherent and more in keeping with the host property and the character of the surrounding area.

The siting of the proposed air source heat pump and the solar panels are considered to be acceptable.

On balance, the design of the proposed extension is considered to be acceptable subject to the inclusion of the condition in regards to materials. The proposed development therefore would accord with the policy DM1 and P3 of the Core Strategy, the SPD, the PfE and the NPPF.

Amenity

The application property adjoins to no. 211 Halifax Road. The application property does not adjoin any other property. The first-floor element of the proposed extension would project out by 3.2m. It is noted that the neighbouring property of no. 211 already has single storey extension that is set close to the shared boundary. Additionally, on the first floor, the window closest to the application property appears to be for a bathroom. The SPD states that 'where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).' As such, the proposed extension would exceed the limit by 0.2m. Noting that the proposed extension would exceed the guidance limit by 0.2m, there is an extension adjacent to the boundary that and the window on the first floor is for a bathroom, the additional 0.2m would be negligible.

In regard to the single storey element, it is noted that the existing single storey extension projects out by 5.65m. Planning application 24/01228/FUL granted planning permission for a 7.7m single storey rear extension. In comparison, this application proposes to construct a single storey extension that project out by 5.6m and a combined projection of 8.7m. Section 5 of the SPD, it provides guidance on rear extensions to residential properties with paragraphs 5.5 to 5.7 providing guidance on single storey rear extensions. Although the SPD relates to residential properties rather than commercial properties, the proposed development neighbours a residential property and therefore the guidance is of relevance.

The SPD states that for attached properties, a single storey extension should not project more than 3 metres when measured from along the common boundary and from the rear elevation of the adjoining or adjacent dwelling(s). The SPD adds that this will be taken from the rear of any extension if one exists close to the common boundary. As such, when measured from the rear elevation of the extension on the adjoining property, the proposed extension would project beyond the rear elevation of the extension by approximately 3.1m. The proposed extension would therefore exceed the requirements of the SPD by 0.1m. It is considered that

the 0.1m projection beyond the requirements of the SPD would have negligible impact on the amenity of the neighbouring residential property over a proposal that projected out by 3m.

Furthermore, it appears that there is a window to a habitable room on the ground floor rear elevation of the no. 211, however, the existing extensions of the property impacts on the amount of light entering the room and part of the rear garden area. These extensions would screen a large proportion of the proposed extension. The proposed extension would not unduly impact on the amenity of any of the other neighbouring properties. Additionally, there are no concerns in regard to noise and disturbance or occupier amenity.

The Nationally Described Space Standards is a technical document which establishes minimum internal floor areas for new dwellings, in order to ensure an acceptable standard of amenity for future occupants. The table below outlines the NDSS minimum gross internal floor areas for a 1no. bedroom flat. It should be noted that where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.



The layout of the existing flat will be altered to allow for the addition of the two additional flats. Therefore, an assessment of all three flats is required. The plans show that the flat one will have one bedroom and will be set over one floor. Flat one will also have shower room rather than a bathroom. The bedroom would cover an area of 10m², and the gross internal floor area would be 37m². Flat three will be set over two floors and would have one bedroom. The flat will have a shower room rather than a bathroom. The bedroom would cover an area of 16.8m², and the gross internal floor area would be 58m². Flat three would have one bedroom and would be set over one floor. The flat will have a shower room rather than a bathroom. The bedroom would cover an area of 10.9m², and the internal floor area would be 37m². All the bedrooms would meet the minimum floor areas requirements and the minimum width requirements set out in the NDSS. Furthermore, there is sufficient space within the flats for the minimum required built-in storage requirements. Overall, the proposed flats would meet the requirements set out in the NDSS.

The flats would also provide an adequate amount of light and outlook from all habitable rooms.

The Environmental Protection Team have been consulted on the proposal, but no response has yet been received. A MCS calculation has been provided; however, this only relates to the impact of the sound generated by the air source heat pumps. A Noise Impact Assessment confirming that the flats can be adequately adapted for habitation given the cumulative impacts of the ASHPs and the significant traffic along Halifax Rd has not been provided. Although the property is likely capable of being appropriately adapted to not unduly impact on the amenity of the occupiers of the existing and proposed flats, this assessment has not been provided through a Noise Impact Assessment, as such, it is considered appropriate to include a condition requiring a Noise Impact Assessment to be provided.

Although the property is likely capable of being appropriately adapted to not unduly impact on the amenity of the existing and proposed flats, this assessment has not been provided through the Noise Impact Assessment, as such, it is considered appropriate to include a condition requiring an

Subject to the addition of the relevant condition, it is considered that the proposal accords with the relevant policies with the Core Strategy, the SPD, the PfE and the NPPF.

Highways

The application proposes to extend the number of flats by two with a total of three self-contained flats within the property. The highways department considered the location to be sustainable and noted that the application property is located adjacent to the A58 which has good public transport links to Rochdale, Littleborough and Halifax. Furthermore, the site is located within walking distance to Halifax Road Local Centre and Stephenson Square Local Centre. Furthermore, although the site does not propose any off-street car parking, due to its sustainable location with good public transport links, the highways department raised no object in this regard. Further to this, it is noted that the application also proposes to include a bike to store. This would help support occupants to use sustainable transport methods.

Additionally, the highways department concluded that the proposed would have no significant impact upon the highway and therefore raised no objection to the proposal. It is therefore considered that the proposal is acceptable in regard to highway safety and the proposal accords with policies DM1 and T2 of the Core Strategy, the SPD, the PfE and the NPPF.

Energy and Climate Change

PfE policy formally sets out Greater Manchester's ambitious target to be carbon neutral by 2038. The air source heat pump and solar panels would support the reduction in the use of carbon energy sources for all units.

In this regard, the proposed development would align with the considerations of PfE and is therefore acceptable.

Other Material Considerations

Noting that the proposal is for a replacement extension, no constraints have been identified in regard to drainage or land contamination. In regard to Biodiversity Net Gain, there is no habitat or biodiversity on the site of the proposed extension. It is noted that there is a tree on the boundary of the site, the application proposes to install a bike store in same position of the existing dog hutch. The Tree Officer has provided no response in regard to the potential impact on the tree. Noting that the proposed installation of the bike store would require limited ground works to take place for its installation, it is not anticipated that it would have an adverse impact on the existing tree.

Recommendation: Approve with Conditions

Condition(s) (7)

- 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 plans and documents hereby approved:

- Location Plan

- Existing Site Plan. Drawing number: AJ/03/01/PRP. Received by email on 15/07/2026

- Existing Elevation & Floor Plans. Drawing number: AJ/01/01/EX. Received by email on 15/07/2026

- Proposed Elevations. Drawing number: AJ/01/01/PRP. Received by email on 15/07/2026

- Proposed Floor/Roof Plans. Drawing number: AJ/02/01/PRP. Received by email on 15/07/2026

- Proposed Site Plan. Drawing number: AJ/03/01/PRP. Received by email on 15/07/2026

- Proposed Part Section Plans. Drawing number: AJ/02/01/PRP Received by email on 15/07/2026

- Proposed 45 Degree Impact Bike Store. Drawing number: AJ/03/01/PRP. Received by email on 15/07/2026

- Air Source Heat Pump Elevations

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 Places for Everyone Joint Development Plan 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. For the avoidance of doubt, stone and slate matching the exterior of the building shall be used for the construction of the elevations and roof.

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.

- 4 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door surrounds, cills and lintels, 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 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.

- 5 The Air Source Heat Pump hereby approved shall be installed in accordance with the approved plans and in accordance with details identified in documents 'EHS Mono HT Quiet 12kW', 'Outdoor Units Specification' and 'Noise Impact Assessment' (issue: 1.3; produced by MCS).

Reason: In the interests of sustainability, to safeguard the amenities of residents and in the interests of ensuring a satisfactory visual appearance to the development, and in accordance with Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 No above ground works shall take place until a Noise Impact Assessment has been carried out to demonstrate any necessary noise attenuation measures required to ensure satisfactory internal conditions for the self-contained flats has been submitted to and approved by the Local Planning Authority.

Thereafter, no part of the 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.

For the avoidance of doubt, the Noise Impact Assessment must be undertaken by a competent person.

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

- 7 Unless first agreed in writing by the Local Planning Authority, the solar panels hereby approved shall be installed in accordance with the approved plans and in accordance with details identified in documents 'NU-JC420B / 425B 420, W / 425 W, N-Type TOPCon, The Design Solution, Black Backsheet' and 'SHARP Energy Solutions' (produced by Sharp).

At the end of the operational lifetime of the solar panels, the solar panels shall be removed and the roof made good.

Reason: In the interests of sustainability, to safeguard the amenities of residents and in the interests of ensuring a satisfactory visual appearance to the development, and in accordance with Policies G9, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.