

Officer Report

Case Reference: PL/2026/0263
Location: 802 MANCHESTER ROAD, ROCHDALE, OL11 3AW
Proposal: Single storey rear extension to form a one bedroomed self-contained flat following demolition of existing garage/workshop. Change of use of existing building from a C3 dwelling to commercial use (use class E) on the ground floor and 2 no. self-contained flats on the first floor, erection of bin storage & cycle storage to the rear and demolition of existing chimneys.
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 802 Manchester Road, Rochdale. The site fronts Manchester Road, consisting of residential dwelling and commercial uses.

The site is used for residential dwellings

This is location within Castleton Local Centre and just outside Castleton South Conservation Area.

Proposal

The application seeks permission for a commercial use at ground floor level and three one bedroom flats at first floor level. Permission is also sought to demolish the existing single storey workshop at the rear of the site and replace it with a single storey extension. The existing chimneys are proposed to be removed.

Relevant Site History

N/A

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

Supplementary Planning Documents (SPD):

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

Principle of Development

The proposed application site is located within Castleton Local Centre, within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan

(UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

Rochdale Unitary Development Plan Policy S/6 sets out 'that the development of, or change of use to, shops, financial and professional services, food and drink outlets, offices, community and cultural facilities and other uses appropriate to a district or local centre will be permitted provided that:

a) It will be of a scale and character appropriate to the size, role and function of the centre or area; and b) It will be compatible with surrounding land uses and will not harm local residential amenity.'

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 latest published information suggests that the Council can demonstrate more than a five year supply of housing land based on the Core Strategy target; however this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

The proposal will be mixed use with commercial at ground floor and residential at first floor. The proposed development in this instance, 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.

Design and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. This policy requires all new developments to adhere to high quality design and Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

The proposal largely retains the existing building structure and massing but would consist of demolishing the existing garage and proposes a single storey extension to the rear, this will have a pitched roof and be finished in materials to match the host dwelling. This will not be seen from the highway and will not result in a negative impact on the street scene. The application seeks to remove the existing chimneys, this is considered acceptable as it will not harm the overall design of the host building. The street scene is made up of residential and commercial buildings, there are no external changes on the front elevation and as a result the street scene will remain the same. Windows will be added to the rear of the property which are consistent with the style of the existing fenestration.

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.

Neighbouring and Occupier 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.

In terms of occupier amenity, Officers must consider if the proposed development provides both sufficient internal and external space that is proportionate to the size of the dwelling ensuring that any space provided meets the needs and requirements for future occupiers for the lifetime of the development. The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers. Additionally, in accordance with PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the nationally described space standards. The proposed development will comply with the space standards.

Through amends to the scheme during the application process the bedroom windows now proposed are considered to have sufficient light and outlook whilst avoiding overlooking each other or having any unacceptable relationship with external features. The rooms will have have sufficient privacy and internal amenity.

The addition of windows to the rear elevation are not considered to have any detrimental impact on neighbouring properties with regards to overlooking. Whilst the building is situated higher than the properties to the rear, the separation offered by the lane is reasonable and proportionate for the urban grain.

Noise

Core Strategy Policy G9 sets out the Council's requirements approach to all forms of pollution including the risk of noise, as they relate to new development.

Paragraph 198 of the NPPF also states that planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The NPPG states that local planning authorities' decision taking should take account of the acoustic environment and in doing so consider: whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved.

The Council's Environmental Health Officer has been consulted and not has provided comments at the time of writing the report. The principle of residential uses above commercial in this area is well established an typical of such high street locations. Building Regulations

approval dealing with transfer of sound in new dwellings is considered sufficient to ensure that any new residents will benefit from a sufficient degree of protection from noise.

Overall, the proposed development would offer future occupants and neighbouring residents an acceptable level of amenity, in accordance with National Planning Policy Framework, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of Rochdale Council's Core Strategy, and the Council's Guideline and Standards for residential Development SPD.

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.

As part of the application process the Council's Highway Officer has been consulted and at the time of writing this report there has been no response.

There is no on site parking, due to location being on Manchester Road. However, the proposal is in a highly sustainable location with clear and genuine options for travel by active travel and public transport.

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

- Location Plan
- Existing and Proposed Site Plan Sheet 6 (23/07/2026)
- Proposed Plans Sheet 4 (23/07/2026)
- Proposed Elevations sheet 5 (23/07/2026)

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 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 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)

- 5 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.