

Officer Report

Case Reference: PL/2026/0422
Location: Vestacare Ltd
Unit 1 Westcroft Industrial Estate
582 Manchester Old Road
Middleton
M24 4GJ
Proposal: Replacement of existing roof and cladding, raising existing roof over offices and extending shallow pitched roof over whole building
Recommendation: Refuse
Officer: Luke Rigby

SITE

The application site consists of Unit 1 of the Westcroft Industrial Estate located to the north of Manchester Old Road in Middleton. The existing building is constructed of facing brick with partial render to the front elevation.

PROPOSAL

The application seeks planning permission for the construction of a new, raised pitched roof over the existing building and replacement of the existing cladding.

RELEVANT PLANNING HISTORY

None relevant.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

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

SUMMARY OF THIRD-PARTY REPRESENTATIONS

1No. objection:

- The proposed development would restrict the amount of natural light into the private amenity space of No. 580 Manchester Old Road
- The side amenity space to which the development adjoins is the only private amenity space No. 580 have

SUMMARY OF CONSULTATION RESPONSES

Highways Department

No objection.

ASSESSMENT

Principle

The application proposes alterations to an existing commercial unit within an industrial park within the Defined Urban Area as defined by Saved UDP Policy

G/D/1. As such, it is considered that the principle of development is established in this instance.

Design, Character and Appearance

Policy DP1 of the National Planning Policy Framework states that development proposals should respond to their context so that they integrate with and enhance their surroundings. Paragraph 2(g) of DP1 goes on to state that development proposals should create visually attractive, distinctive and characterful development to establish and maintain a strong sense of place and pride.

Locally, Policy DM1 of the adopted Rochdale Core Strategy requires development to be of high quality and to take the opportunity to enhance the quality of the area whilst Policy P2 states that development should enhance the Borough's identity and sense of place by respecting context where it is positive and having regard too scale, density, massing, height, and layout.

The application proposes the removal of the existing roof and replacement with a new pitched roof, and addition of grey render to the front and side elevation of the building and partial cladding to all elevations. It is also proposed to install solar panels to the roof of the building.

The proposed raising of the ridge and re-roofing of the existing building is not considered to appear significantly incongruous given the sites location within an industrial estate. Whilst it would be visible from the adjacent Manchester Old Road to some degree, it would not appear as an irregular or out of context alteration.

Notwithstanding the raising of the ridge and re-roofing, the proposed render and cladding is not considered to respond to or enhance the surrounding street scene. The proposed cladding and render would appear incongruous and out of character and would be readily visible from along Manchester Old Road given the siting of the unit in relation to the public highway and footpath. The surrounding street scene is characterised by red brick dwellings and render is only sparsely used in the construction of external finishes and where it is used it is white and only partial. The existing front elevation of the unit is rendered; however, this is not considered to enhance the street scene nor be reflective of good design more generally in the area. The proposed development is not considered to contribute to the sense of place in line with Policy DP1 of the National Planning Policy Framework.

Having regard to the above, the proposed development is not considered to respond to, enhance, or integrate with the existing street scene and would appear as an incongruous and out of character development which would be detrimental to the visual amenities of the wider street scene. The proposed development is therefore considered contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and Policy DP1 of the National Planning Policy Framework.

Residential amenity

Policy P3 of the National Planning Policy Framework states that development proposals should be appropriate to their location, taking into account the impact of the development on living conditions. It goes on to state that development proposals

should not give rise to, or contribute to, unacceptable reductions of daylight/sunlight for neighbouring occupiers or give rise to unacceptable levels of noise pollution. This is reflected in Policy DM1 of the Rochdale Core Strategy, which requires development proposals to avoid adverse impacts on neighbouring amenity through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The application is located in a cluster of other commercial units of similar design and nature and therefore it is not considered that the proposed development would be significantly detrimental to the amenity that these units can reasonably expect to enjoy.

No. 580 Manchester Old Road is located immediately to the east of the application site and is the only residential dwelling likely to be materially affected by the proposed development. Whilst the dwelling benefits from a small rear garden, the principal private amenity space available to the occupants is the curtilage to the side of the dwelling which abuts the common boundary with the application site.

The application includes an increase in the ridge height of the existing building. Given the proximity of the building to the common boundary, the increased height has the potential to reduce the levels of daylight and sunlight currently received within this side amenity area.

Furthermore, the additional bulk and massing created by the raised roof has the potential to result in an overbearing relationship when viewed from the neighbouring amenity space and increase the extent and duration of overshadowing experienced by occupiers of No. 580.

No daylight/sunlight assessment or other supporting evidence has been submitted to demonstrate that the proposal would not give rise to unacceptable impacts on neighbouring residential amenity. In the absence of such information, the Local Planning Authority cannot be satisfied that the development would avoid undue overshadowing, loss of light, or an overbearing impact on the occupiers of No. 580 Manchester Old Road.

Having regard to the above, the proposal is considered contrary to Policy DM1 of the adopted Rochdale Core Strategy and Policy P3 of the National Planning Policy Framework.

Highways and parking

The application property would retain two off-street parking spaces and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

PROCEDURAL STATEMENT

Article 35 Declaration

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the

development acceptable, and it was therefore not possible to approve the application.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Refuse

Refusal(s) (2)

- 1 The proposed development by virtue of its materiality, form and massing sited at a prominent location which is readily visible from Manchester Old Road, would appear as an unduly incongruous, out of character addition to the existing street scene. The proposed development would fail to respect the positive local character and vernacular of the street scene and surrounding area and would therefore be detrimental to the visual amenities of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and Policy DP3 of the National Planning Policy Framework.

2 In the absence of a sunlight/daylight assessment to indicate otherwise, the application submission has failed to demonstrate that the proposed increase in height, scale and massing of the application building would not adversely impact on the amount of light and outlook received into No. 580 Manchester Old Road. The application submission has therefore failed to demonstrate that the proposed development would not be detrimental to the amenity that No. 580 can reasonably expect to enjoy and is therefore contrary to the adopted Guidance and Standards for Residential Development Supplementary Planning Document, Policy 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.

1 For the avoidance of doubt this decision relates to the following plans:

- DWG No. 0.03 (Proposed Site Plan)
- DWG No. 02b (Proposed Elevations)
- Design and Access Statement
- DWG No. PP-14909102v3 (Location Plan)