

## Officer Report

**Case Reference:** PL/2026/0676  
**Location:** 565 BURY ROAD, ROCHDALE, OL11 4DQ  
**Proposal:** Shopfront alterations comprising a roller shutter, external cladding and parcel locker (retrospective)  
**Recommendation:** Approve with Conditions  
**Officer:** Luke Rigby

### SITE

The application relates to a convenience store located to the south of Bury Road in a residential/commercial mixed-use area of Rochdale.

### RELEVANT PLANNING HISTORY

PL/2026/0709 – One internally illuminated projecting sign and vinyl graphic (retrospective). Pending Consideration

### PROPOSAL

The application seeks retrospective planning permission for the installation of a roller shutter, external cladding, and siting of a parcel locker. Separate advertisement consent is sought under PL/2026/0709.

### 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**

None received.

**SUMMARY OF CONSULTATION RESPONSES**

None received.

**ASSESSMENT**

**Principle**

The application seeks retrospective permission for alterations to the front of a commercial unit within a mixed-use area. The change includes improvements such as the installation of a roller shutter, external cladding, and the addition of a parcel locker.

The surrounding area is a mixture of residential and commercial uses, and the immediate site context is commercial in nature and therefore it is considered that the principle of the 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.

As discussed above, the existing unit is a commercial unit which is located within a cluster of commercial units with broadly similar visual character to the changes seeking retrospective permission. It is not considered that the changes appear incongruous or significantly out of character, nor detract significantly from the visual amenities of the area.

The addition of the parcel locker is similarly not considered significantly detrimental to the visual amenities of the area.

Having regard to the above, the development is considered to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the design provisions 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.

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity of neighbouring dwellings and uses.

## **Highways and parking**

The application relates to improvements to an existing convenience store and therefore there are no highways considerations which are relevant to the development.

## **Ecology**

Paragraph 187 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. In particular, development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

Applications made under S73A of the TCPA 1990 are exempt from the statutory BNG requirement. Notwithstanding, the application form indicates that the applicant believe that the development would be exempt from the statutory BNG requirement as it does not impact on priority habitat and impacts less than 25sqm of on-site habitat.

Officers have reviewed the application and are satisfied that the above exemptions apply and there is not further consideration in relation to statutory BNG required.

Whilst local policy still seeks to secure a net gain in most instances, Officers consider that given the nature and scale of the changes seeking retrospective permission, that it would not be reasonable to seek a gain in this instance, nor is it likely that one would be possible in any case.

## **Conclusion**

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

## **PROCEDURAL STATEMENT**

### Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

### 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:** Approve with Conditions

**Condition(s) (1)**

- 1 The development hereby approved shall be carried out in accordance with the details shown on submitted plans referenced PP-15081825v1 (Location Plan), DWG Nos. 5, 6, 7 (As Built Elevations), DWG No. 2 (As Built Site Plan)

Reason – For the avoidance of doubt and to clarify to which development the permission relates in accordance with Policy JP-P1 of the Places for Everyone Joint Development Plan and Policies P3 and DM1 of the adopted Rochdale Core Strategy, and National Planning Policy Framework.

**Approval Reason(s) (1)**

- 2 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.