

Officer Report

Case Reference: PL/2026/0715
Location: 437-443 OLDHAM ROAD, ROCHDALE, OL16 4SZ
Proposal: Proposed night hatch to be installed within front elevation glazing of the existing convenience store, with the hatch to operate between 22:00hrs – 06:30hrs.
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE DESCRIPTION AND CONTEXT

The application relates to the existing retail unit used as a Go Local Extra convenience store, located on the eastern side of Oldham Road, Rochdale, along the A671. The site is located within the Oldham Road Local Centre (Policy G/S/1 & S/6 Local Centres and Linear Commercial Area of the saved UDP), and is also included within the Defined Urban Area (also as defined by the UDP).

PROPOSAL

The application seeks retrospective planning permission for the installation of a night hatch into the front elevation of the retail unit. This would provide staff access to hand delivery drivers (i.e. UberEats, JustEat, Deliveroo) access to collect and deliver items during nighttime hours (22:00hrs-06:00hrs) without the need for the building to be open overnight.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

04/D43159 - Installation Of Security Shutters And New Fascia Sign - Grant Subject to condition 2004-05-11

04/A5375 - Externally Illuminated Fascia Sign - Grant Permission subject to condition - 2004-10-21

06/D46966 - New Shop Front - Grant 2006-05-05

RELEVANT PLANNING POLICIES

National Guidance:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance:

Places for Everyone Joint Development Plan (PfE):

JP-Strat2 City Centre

JP-P1 Sustainable Places

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

Saved Rochdale Unitary Development Plan (UDP) 2006:

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).

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: Letters of notification were sent to neighbouring properties on 20/08/2026. No responses have been received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

Highways

No objections

ASSESSMENT

Character and Visual Amenity

The proposed night hatch appears as a relatively minor addition to the shopfront which would not appear significantly incongruous or out of character; given the building consists of a ground floor retail units it is expected to see such developments. The design of the hatch and the associated works are of a standard of design which is typical of such an arrangement.

It is considered that the proposed development would not result in any undue harm to the appearance of the building and the street scene and therefore it is considered the proposal would result in a satisfactory standard of design and visual appearance and the application accords with the relevant parts of Core Strategy policies DM1, P3, the PfE and the NPPF.

Security

GMP have not been consulted on the application. It is noted that the proposed night hatch is similar to those found at petrol stations and can be seen around convenience stores nationally with the rise of online delivery operators. The application site is located off a busy highway which is well lit. No details of proposed external lighting or CCTV are proposed, however given the existing use of the site it is likely this is already in situ. In light of the above, it is considered that the proposal would accord with policy P3 of the Core Strategy policy, relevant policies in the PfE and the NPPF.

Amenity

The application site is located on Oldham Road which is a busy through road in Rochdale. The proposed night hatch would front onto the road which is located within the local centre, with predominately ground floor uses comprising of commercial businesses to the north, while residential properties are located across to the south. While the comings and goings of the night hatch has potential to cause some disturbance to nearby residential premises, this potential is no greater than that which already exists with the operation of the retail unit. In reviewing the site history officers have not identified any restriction on operating hours and therefore the proposal would vary the permitted hours of operation. Any incidents of statutory

nuisance would be investigated separately by the Council's Public Protection Service. The night hatch would be illuminated by the shop, which is not considered unacceptable. In assessing the impacts of the light from the development, it is noted that the area is already reasonably well lit by virtue of the adjacent ATM, and street lighting columns adjacent to the application site at the junction of Oldham Road/Well I' Th' Lane. As such any additional impact of the internal lighting from the increased glazing of the night hatch would be minimal and would not be significantly brighter than the street lighting. Having regard to the above, the proposal is considered to accord with the relevant provisions of the Core Strategy, PfE and NPPF in relation to noise and amenity.

Highway Safety

The night hatch is located within the middle of the commercial unit which spans across 437-443 Oldham Road. The Council's Highway's Officer was consulted on the proposal and no objections were raised. The hours of operation remain the same and on-street parking available surrounding this location with the proposed night hatch operation hours unaffected by the adjacent on street parking .

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The development shall be carried out and retained in accordance with the following drawings and documents hereby approved:

- ORR 001 OS and Location Plan.pdf received 07/08
- ORR 001 Elevations as Existing and Proposed.pdf received 07/08
- Statemnt Proposed Night Hatch 437 443 Oldham Road Rochdale OL16 4S.pdf received 07/08
- Application Form received 07/08

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.