

Officer Report

Case Reference: PL/2026/0739
Location: REDWOOD SECONDARY SCHOOL, HUDSONS WALK,
ROCHDALE, OL11 5EW
Proposal: Removal of existing window and alteration of wall opening to
facilitate the installation of a powder-coated aluminium
external single-leaf door and aluminium double-glazed
window
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application relates to Redwood Secondary School, accessed from Greave Avenue and Hudsons Walk in Rochdale. The school is a mixture of both one and two storeys in height with a flat roof and is located on a small campus alongside Oulder Hill Community School and Leisure Complex, presenting a mix of architectural styles. The immediate surrounding area of the school is hard surfaced, including a Multi-Use Games Area (MUGA) and play area. To the northwest of the application site is a significant area of open space used as playing fields and designated under the UDP as G/3 (Protection of Existing Recreational Open Space). The school itself also comes under this designation along with being within the Defined Urban Area (G/D/1).

PROPOSAL

Permission is sought for the replacement of an existing window with a door and window.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

JP-S1 Sustainable Development

JP-P1 sustainable Places

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

G/3 Protection of Existing Recreational Openspace

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving design of new development

DM1 General Development Requirements

PUBLICITY

Site Notice: 26.09.2026

Press Notice: N/A

Neighbour notification letters: N/A

Weekly List: 05.10.2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

ASSESSMENT

The application seeks planning permission for the replacement of an existing window with a new FD60-rated powder-coated aluminium door and window assembly on an elevation of the school building facing an internal courtyard. The proposal represents a minor external alteration to an existing educational facility and would not alter the use of the premises.

The proposed works are limited in scale and appearance, utilising materials appropriate to the existing building. The development would not result in any significant changes to the character or appearance of the school site or the wider area. Furthermore, as the altered elevation faces an internal courtyard within the school grounds, the proposal would not give rise to any adverse impacts in terms of residential amenity, overlooking, privacy, outlook or light to neighbouring properties.

Having regard to the nature and scale of the proposal, it is considered that the development is acceptable and accords with relevant design and amenity policies of the development plan. Accordingly, the application is recommended for approval.

RECOMMENDATION: APPROVE WITH CONDITIONS

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) (2)

- 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 hereby approved:

- OS Plan. Dwg no. 202500069 002
- Existing & Proposed Plans and Elevations. Dwg no. GFM-AHR-RW-00-DR-A-20-001
- Block Plan. Dwg no. GFM-AHR-RW-00-DR-A-98-002

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.

Approval Reason(s) (1)

- 1 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.