

APPLICATION REPORT – FUL/354606/25
Planning Committee 5 November 2025

Registration Date: 29th May 2025
Ward: Royton North

Application Reference: FUL/354606/25
Type of Application: Full

Proposal: Erection of a two storey side extension.

Location: Royton Medical Practice, Chapel Street, Royton, OL2 5QL

Case Officer: Sophie Leech
Applicant: Dr Z Chauhan
Agent: Patrick Hand - P H Architecture

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the Applicant is a Councillor for the Alexandra Ward.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 Measuring approximately 0.198ha, the application site is located on the southern side of Chapel Street with the junction of Sandy Lane, Royton. The site comprises a medical practice and is surrounded by residential use. To the west lies Royton town centre and the northern and western boundaries have tree cover.
- 3.2 The site is unallocated in the Local Plan Proposals Map.

4. THE PROPOSAL

- 4.1 The application seeks approval for a two storey side extension. The ground floor will provide a reception and patient waiting area, 3 consulting rooms, a staff room and toilets for patients and staff. The first floor will provide office space with front and rear dormers to match the existing design of the building.
- 4.2 The two storey side extension has been designed to match the existing building on site and the materials will consist of brick and render to match the existing.

5. PLANNING HISTORY

- 5.1 PA/342503/18 - Erection of detached two storey building for use as a medical centre (D2 Use Class), creation of 18no. car park spaces, erection of 2m high fencing to site perimeter and associated landscaping works. – Granted 13.02.2019

PA/338768/16 - Enlargement and extension of building to provide medical centre including: 1) addition of pitched roof, two storey front extension and erection of front and rear dormers to form first floor accommodation above existing building; 2) two storey side extension; 3) change of use of existing playground to form car park with access off Thorp Road; 4) Installation of roller shutters to openings on all elevations; and 5) erection of 2m high fencing to site perimeter – Granted 08.03.2017

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals. The site is allocated in the Proposals Map associated with the Oldham Local Plan as a Business Employment Area.

- 6.2 The following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 2 - Communities;
- Policy 9 - Local Environment;
- Policy 16 - Local Services and Facilities;
- Policy JP-S4 - Flood Risk and the Water Environment;
- Policy JP-J1 - Supporting Long-Term Economic Growth;
- Policy JP-P1 - Sustainable Places;
- Policy JP-G7 - Trees and Woodland;
- Policy JP-G8 - A Net Gain to Biodiversity and Geodiversity;
- Policy JP-P6 - Health

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Greater Manchester Ecology Unit	Formal response received. No objection and biodiversity net gain condition applies and 10% gain required at discharge stage.
Environmental Health	Formal response received. No objection subject to conditions relating to submission of details for gas membrane, externally mounted plan and hours of opening.
Highways	Formal response received. No objection.
Tree Officer	Formal response received. No objection subject to the felled trees to be replanted on site.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised by neighbour notification letters.
- 8.2 In response, no comments have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is unallocated and operates as an existing medical centre (Class E use) serving the community of Royton. The proposal is for a two storey extension to the building; therefore, the proposal is considered to be acceptable in principle.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The proposed two storey extension will be positioned at the side of the site but fronting both Chapel Street and Sandy Lane. The design will adopt a similar appearance to the existing building on site with matching dormers and external materials. As a result, the development will have minimal impact on the character of the site or the wider street scene. Accordingly, the proposal complies with Policy JP-P1.
- 10.2 As the proposed two storey extension will be located within a large plot, there would be no direct impact on the residential properties situated along the northern boundary. Similarly, there would be no adverse effect on residential amenity in terms of loss of light, outlook, or privacy.
- 10.3 The Council's Environmental Health department has recommended a condition requiring that details of a gas membrane are provided and that if any wall mounted plant is required, it should be submitted to and approved by the Local Planning Authority. The third recommended condition on delivery hours has not been included as this is for an extension to an existing building and existing use and operating hours are covered in the original approval for the development. Accordingly, the proposal complies with Policy 9.

11. HIGHWAY SAFETY

- 11.1 The site already benefits from on-site car parking and on-site cycle storage. Given the siting of the extension, no changes to the parking layout are proposed. The existing provision is considered sufficient to serve the overall development.
- 11.2 The Council's Highways Engineer has raised no objections to the scheme. Accordingly, the proposal complies with Policy 9 in relation to highway safety.

12. TREES AND LANDSCAPING

- 12.1 The site has a number of young trees established through the original development and these trees are still growing. The proposal requires the removal of T6 (Silver Birch) and will be replaced on site with two new Rowans. T7 and T8 (Silver Birch) are to be protected prior to and throughout the development along with T1-T5 and then relocated within the site post completion of the development. The Council's Tree Officer has raised no objections to this on tree grounds. Accordingly, the proposal complies with Policy JP-G7.

13. BIODIVERSITY NET GAIN

- 13.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 13.2 In addition, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. However, there are exemptions to the legislation which apply in some certain cases.
- 13.3 This development is subject to the above and it has been demonstrated that both on-site and off-site gains can be achieved via replanting of new trees and off site credits. Details will need to be provided at condition discharge stage to evidence that a 10% gain has been achieved, including evidence that off-site units have been purchased and allocated to the development. The Greater Manchester Ecology Unit have raised no objections to the proposal, subject to the above. As such, the proposal complies with Policy 21 and Policy JP-G8.

14. CONCLUSION

- 14.1 The proposed development is considered acceptable and is in accordance with relevant policies contained within the Places for Everyone Plan (2024) and the Oldham Local Plan (2011) and meets the requirements of the National Planning Policy Framework, therefore the application is recommended for approval, subject to the conditions listed below:

15. RECOMMENDED CONDITIONS

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. The materials to be used in the construction of the external surfaces of the development, including dormers, hereby permitted shall be consistent in terms of colour, size and texture with those stated on the plans and application form. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).
4. Unless alternative satisfactory protection can be demonstrated, the development shall include the installation of a proprietary gas protection membrane, the details of which shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The development shall be implemented in accordance with the approved measures. REASON – To alleviate any possibility of landfill gas ingress as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas having regard to Policy 9 of the Oldham Local Plan.
5. Any building and/or externally mounted plant and equipment shall be insulated in accordance with a scheme submitted to and approved by the Local Planning Authority before the development is first brought into use and shall be retained at all times thereafter while the equipment is installed and in use. REASON - To ensure the protection of nearby premises having regard to Policy 9 of the Oldham Local Plan.
6. The development shall be undertaken in full accordance with the submitted Tree Survey and Arboricultural Impact Assessment by Richard Eaves (Amended August 2025), Tree Constraints Plan 01 Rev A (Amended August 2025) and Tree Protection Plan 01 Rev A (Amended August 2025) and all requirements and recommendations shall be in place for the full construction period and until construction is complete on site. REASON - To ensure the safety of the protected tree having regard to Policy JP-G7 (Trees and Woodland) of the Places for Everyone Plan (2024).
7. The landscaping as shown on plan ref: 4103-03 Rev A (Amended October 2025) shall be implemented in full accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policy JP-G7 of the Places for Everyone Plan (2024).

SITE LOCATION PLAN (NOT TO SCALE):

