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01

Introduction - The Site

Site Location:
Shippon Cottage, Tunshill Lane, Milnrow, OL16 3TS

Date Prepared:
August 2025

Applicant:
C Thompson

Agent:
BCAE Architects Ltd.
Contact: Arron El-Ammar
Phone: 01772 230 538
Email: info@bcae-architects.co.uk

Local Authority:
Rochdale Borough Council

Development:
Conversion of the existing out building to residential annex accommodation and the demolition of the existing stables which are to be replaced with a new stone built stables.

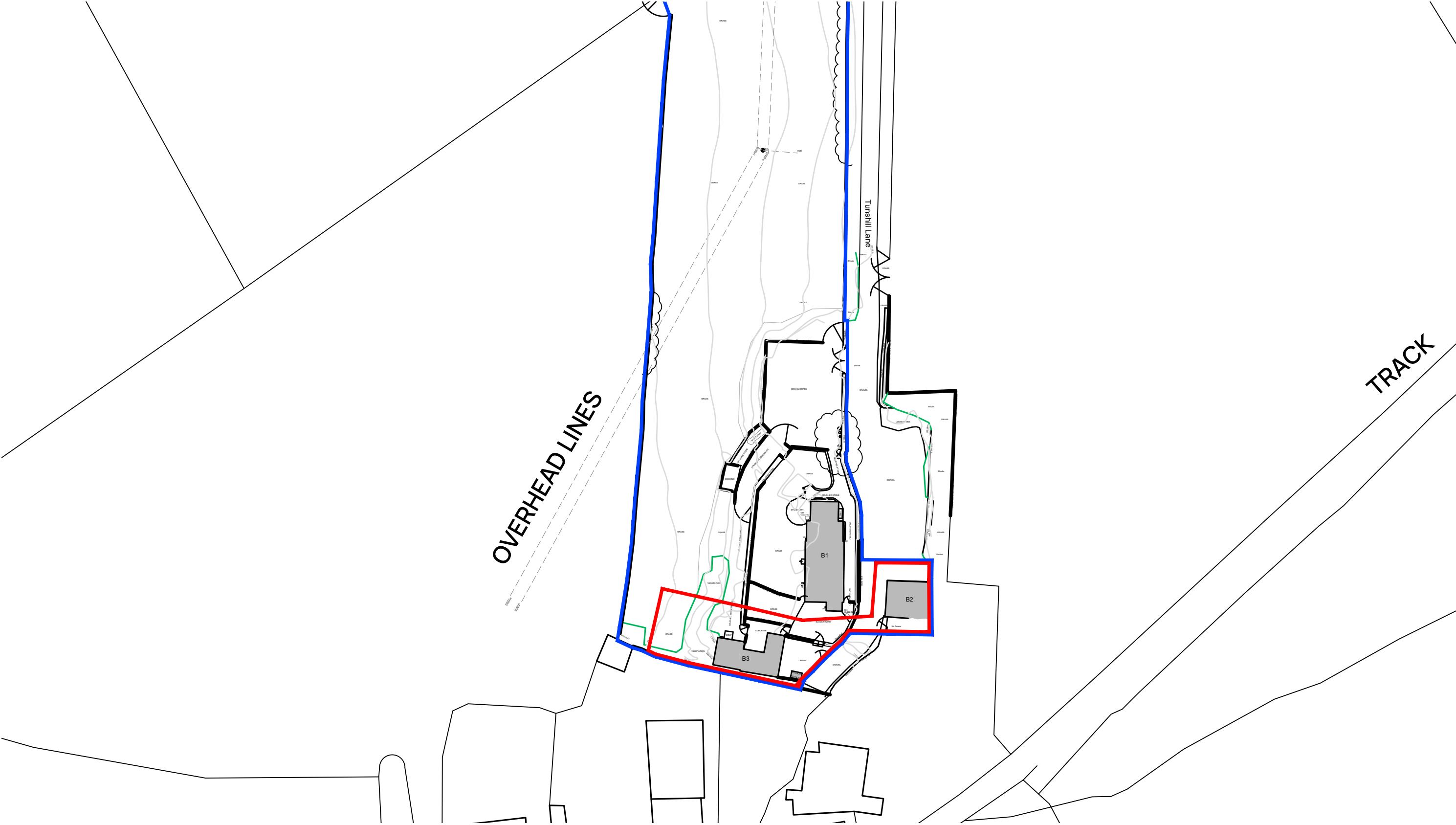
Nestled on a picturesque 2-acre plot in a semi-rural location close to Milnrow. The site has 3 existing buildings on the site which includes a listed dwelling (not affected as a part of this application) a stable and an annex (not listed).



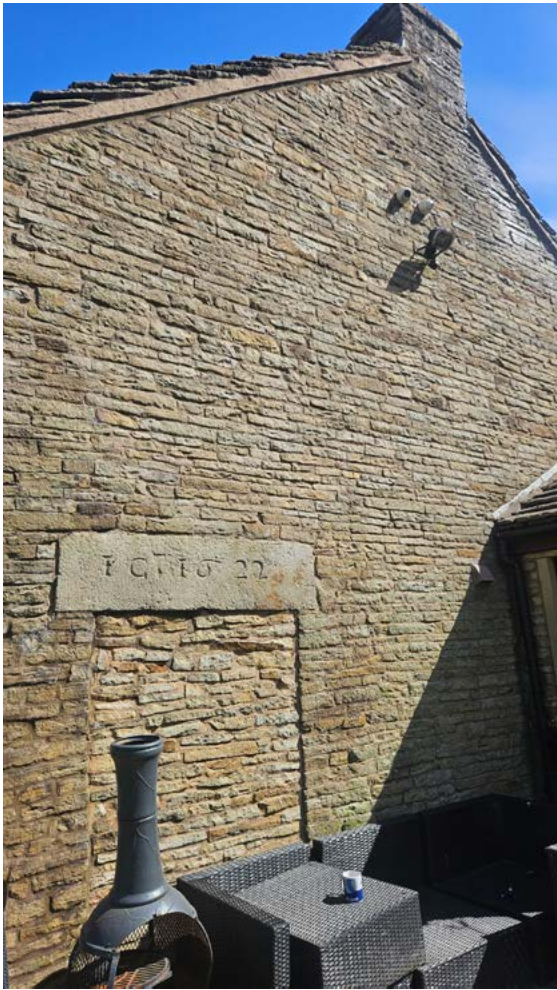
Existing Site

02

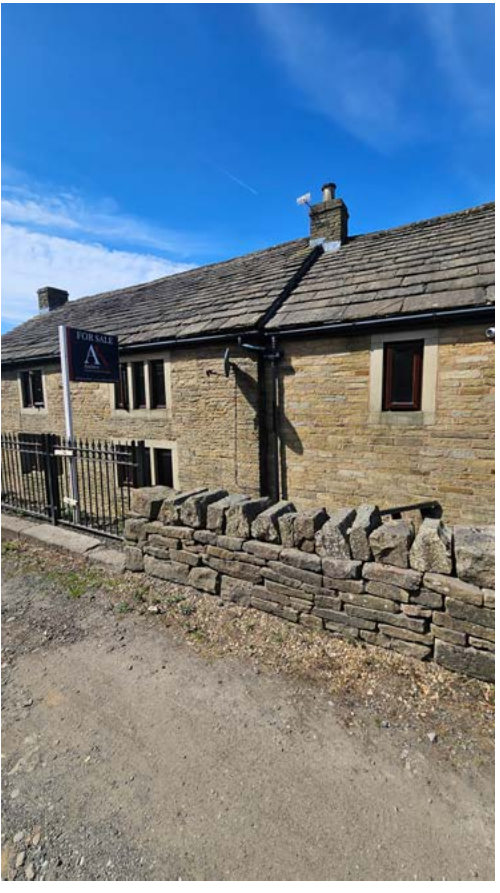
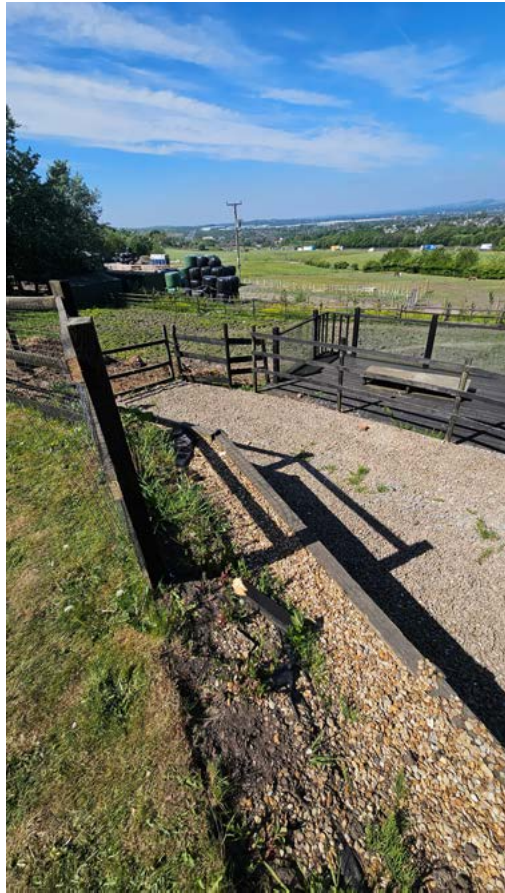
Existing Layout - Site Plan



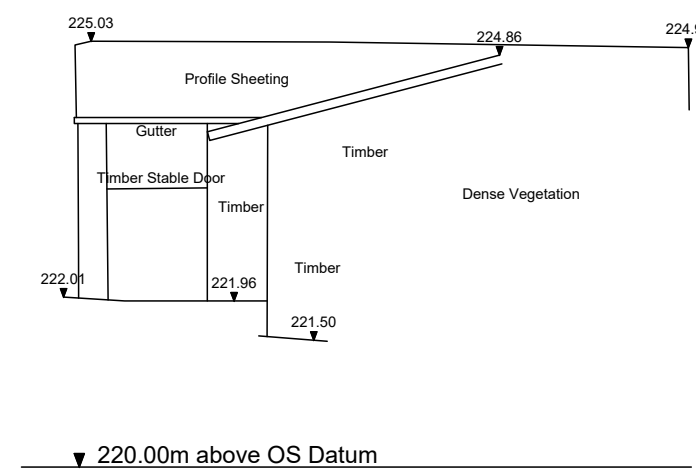
Existing Layout - Photographs



Existing Layout - Photographs

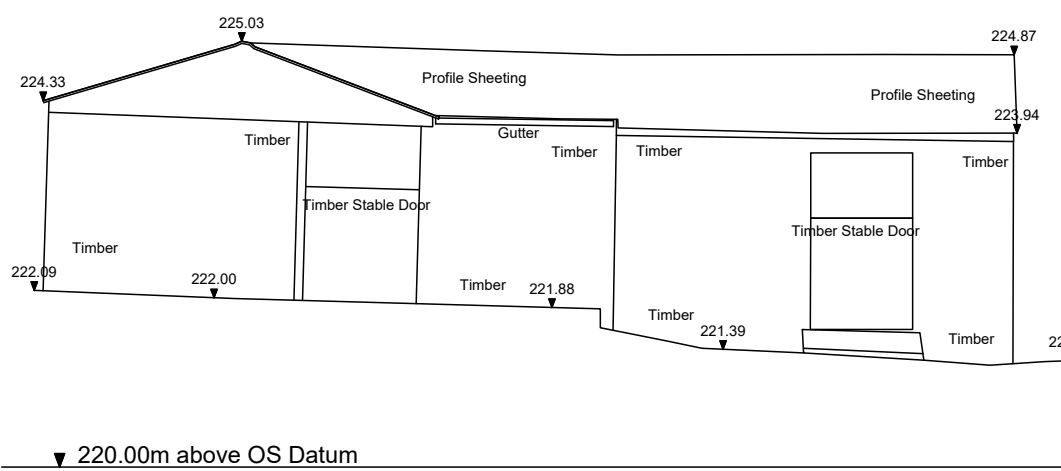


Existing Layout - Building Plans - Stables



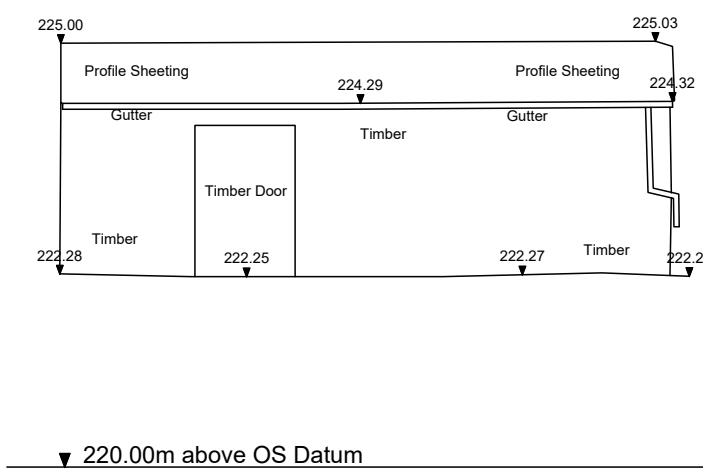
▼ 220.00m above OS Datum

B3 West Elevation



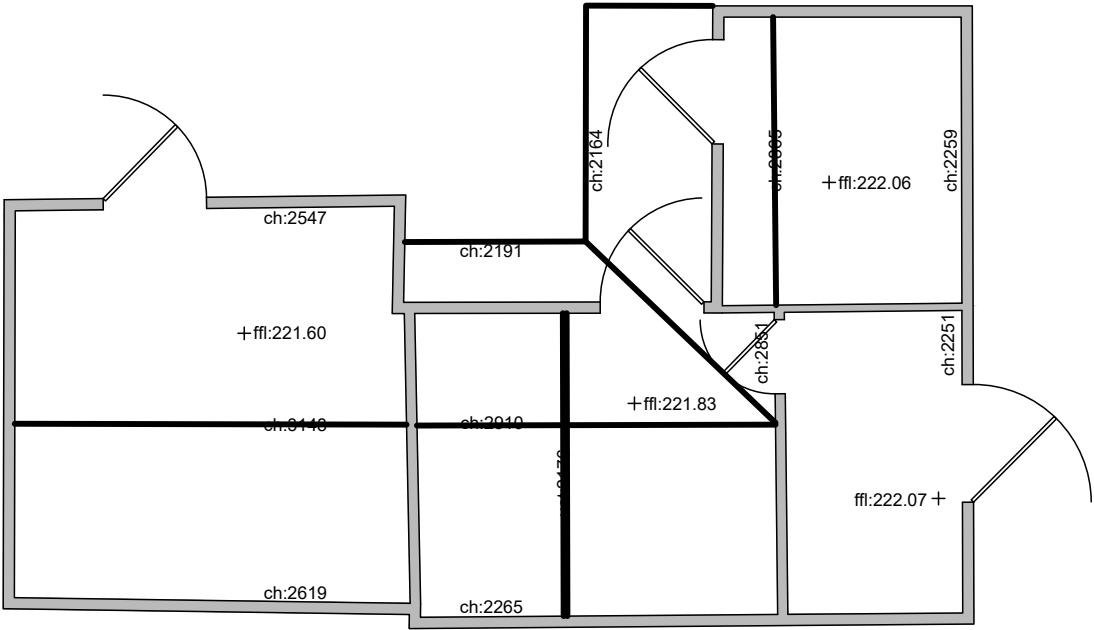
▼ 220.00m above OS Datum

B3 North Elevation



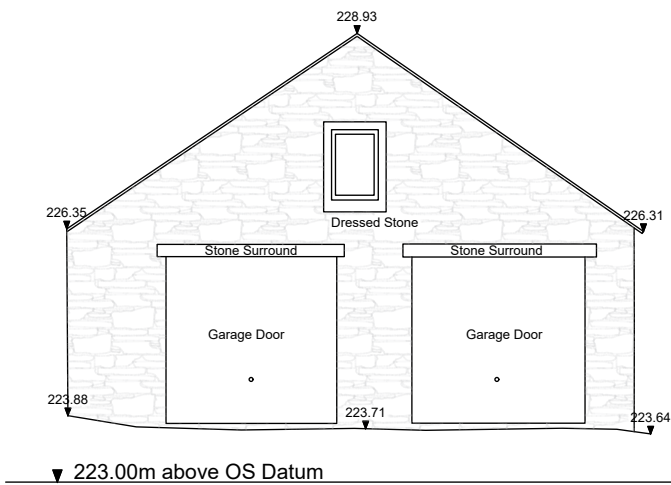
▼ 220.00m above OS Datum

B3 East Elevation

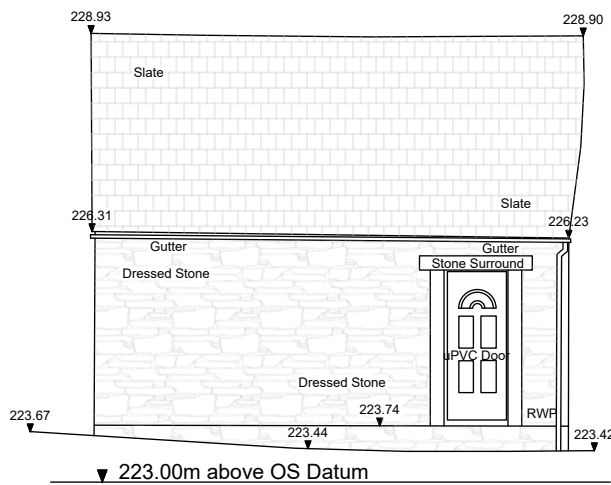


B3 Ground Floor Plan

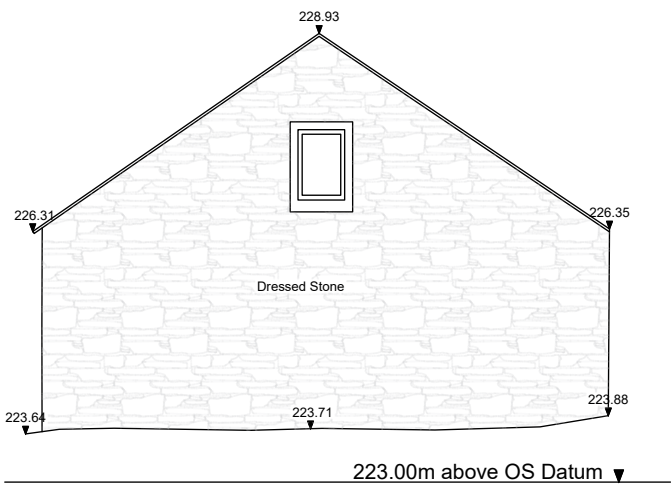
Existing Layout - Building Plans - Annex



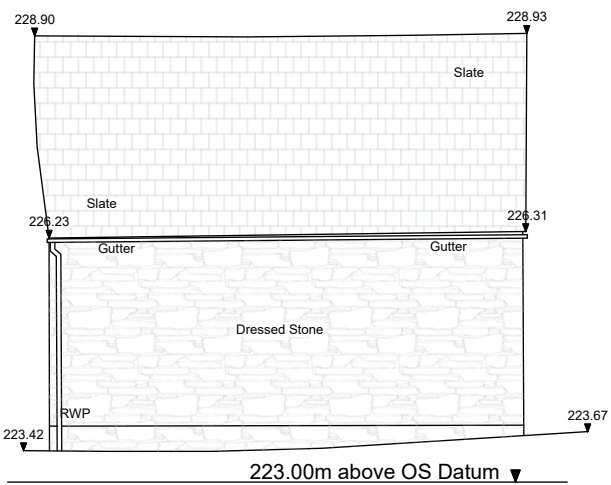
B2 - Annex - North Elevation



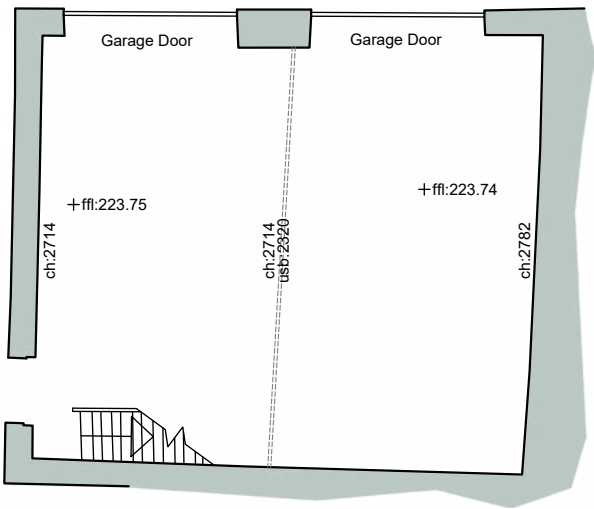
B2 - Annex - West Elevation



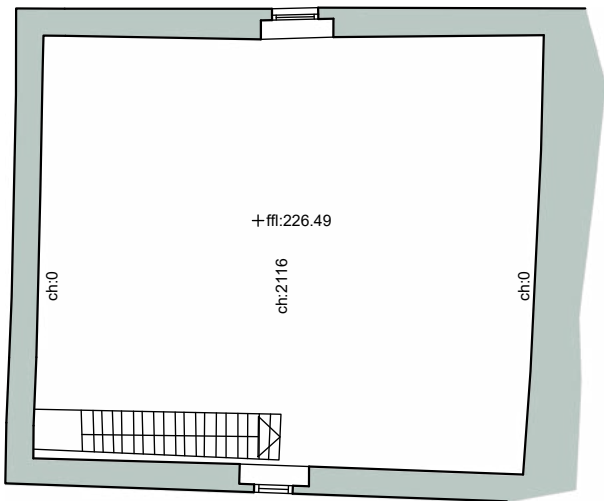
B2 - Annex - North Elevation



B2 - Annex - West Elevation



B2 - Annex - Ground Floor Plan



B2 - Annex - First Floor Plan

03

Planning History - Site

Shippon Cottage Site

Planning applications within the last from all time results available on the Rochdale Borough Council website.

- 99/D36121 - Revised Internal Alterations In Respect Of Proposed Conversion Of Barn To Dwelling - **GRANTED**
- 98/D35823 - Alterations And Extension To Former Listed Cottage To Form Dwelling And Detached Garage - **GRANTED**
- 98/D35822 - Alterations And Extensions To Former Cottage To Form Dwelling And Detached Garage And Siting Of Temporary Mobile Home During Building Works - **GRANTED**
- 94/D30563 - Change Of Use And Conversion Of Barn To Form Dwelling Including Erection Of Single Storey Extension And Retrospective Application For Temporary Siting Of Mobile Home - **GRANTED**
- 94/D30564 - Alterations And Conversion Of Listed Building To Form Dwelling Including Erection Of Single Storey Extension - **GRANTED**
- 98/D35823 - Alterations And Extension To Former Listed Cottage To Form Dwelling And Detached Garage - **GRANTED**
- 99/D36123 - Conservatory To Side Of Barn With Previous Consent For Use As Dwelling - **GRANTED**
- 99/D36910 - Single Storey Extension To Listed Building - **GRANTED**
- 99/D36909 - Single Storey Extension To Existing Dwelling - **GRANTED**
- 99/D36122 - Conservatory To Side Of Barn With Previous Consent For Use As Dwelling - **GRANTED**



Boundary edge of applications applicable to the site

Planning History - Local Planning History

Neighbouring Sites

Planning applications within the last from all time results available on the Rochdale Borough Council website.

1. 24/00844/AGR - Application for pror approval for the erection of a hay store - **REFUSED**
2. 25/00182/AGR - Application for pror approval for the erection of a portal steel frame hay store building - **REFUSED**
3. 08/D51556 - Determination Of Prior Approval For The Erection Of New Cattle Shed - **REFUSED**
4. 10/D53461 -Application For Prior Approval Of Agricultural Development To Construct An Open Boarded Barn - **GRANTED**
5. 09/D52667 - Change Of Use And Alterations To Redundant Barn Including Single Storey Link Extension To Existing Dwelling, To Form Additional Living Accommodation - **GRANTED**
6. 21/01616/PRA56 - Prior notification for change of use of barn from agricultural to residential (one dwelling) including replacement windows on front elevation and installation of new windows, doors and rooflights on side elevations - **REFUSED**



04

Planning Policy - Local & National Policy

1. National Planning Policy Framework (NPPF, 2024)

- Site lies in the Green Belt – development must preserve its openness and character.
- Allows redevelopment of previously developed land (PDL) if it doesn't increase harm to openness.
- Encourages high-quality, locally responsive design.
- Requires biodiversity net gain and protection of protected species (e.g. bats).
- Supports reuse of existing buildings where sustainable.

2. Places for Everyone Joint Development Plan (Adopted March 2024)

- Now part of Rochdale's statutory Development Plan.
- Maintains strong Green Belt protection.
- Permits redevelopment of PDL where:
- Impact on openness is not greater.
- Development is in keeping with surroundings.
- Promotes:
- Sustainable, well-designed development.
- Biodiversity protection and enhancement.
- Landscape integration and rural character preservation.

3. Rochdale Core Strategy (Adopted October 2016)

- Policy G4:
- Green Belt development only allowed where compliant with national policy.
- Replacement buildings or alterations must be of similar scale/mass and preserve openness.
- Design-related policies require:
- Use of rural materials and local character references.
- Protection and enhancement of visual amenity and landscape setting.
- Sensitive positioning of openings and extensions.
- Promotion of sustainable drainage and site ecology.

4. Local Validation Checklist & SPDs Planning application must include:

- Bat activity/ecology surveys (required and being submitted).
- Biodiversity net gain measures (e.g. bat roost boxes, habitat planting).
- Design guidance from SPDs includes:
- Avoiding overdevelopment in rural Green Belt areas.
- Use of natural materials (stone, slate, timber).
- Landscaping schemes that reflect rural field patterns and vegetation.
- Consideration of access and visibility without urbanising the setting.

5. Green Belt

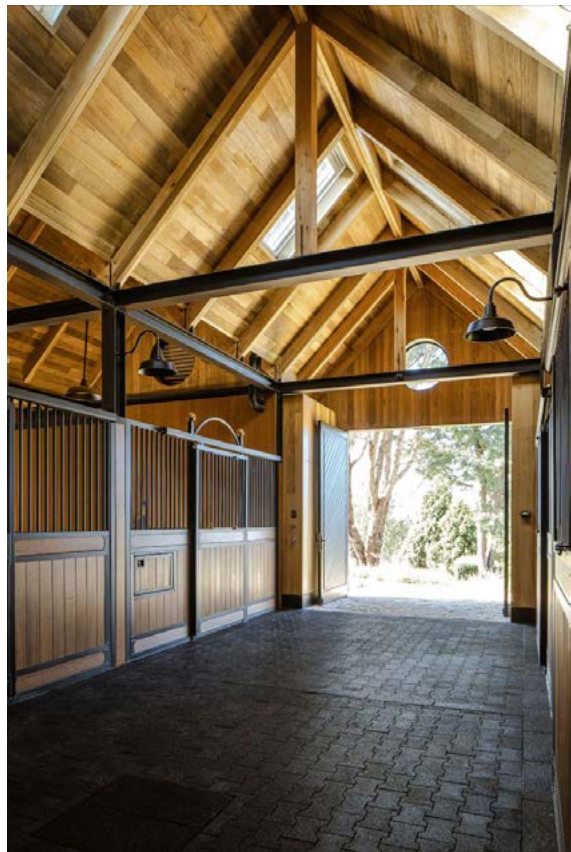
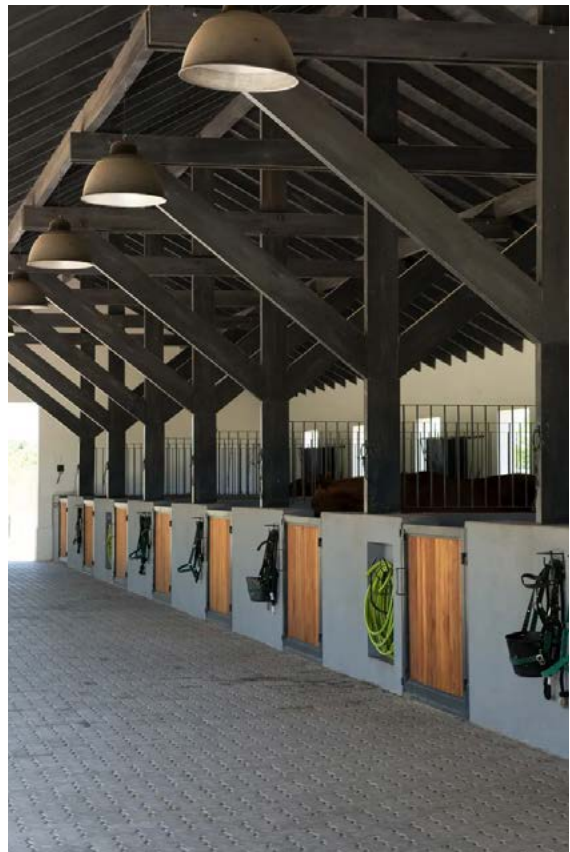
- Annex alterations involve no significant increase in size or mass.
- Landscaping proposed to enhance setting and maintain openness.
- No specific local housing or development allocation at this site.
- Ecology surveys submitted along planning application.
- Planning Justification
- Stable replacement is acceptable under Green Belt PDL redevelopment rules.
- Annex works are modest, mainly internal, with limited external openings no greater impact on openness.
- Design respects rural character, materials match original setting, and proportions are retained.
- Ecology surveys support the scheme; biodiversity net gain will be included.
- Landscaping and access proposals maintain the area's open, rural nature.
- Overall, the scheme complies with:
- NPPF (Green Belt, design, ecology).
- PfE Joint Plan (sustainable rural development).
- Rochdale Core Strategy (Policy G4, design and environment policies).
- Local SPD design guidance and validation requirements.

05

Things We Looked At - Annex



Things We Looked At - Sables





Materiality - Initial Material Thoughts



Lookalike Timber Cladding - Natural tone lookalike timber cladding



Stone to Match Existing Dwelling



Timber Doors - Cladding to match the extension cladding to give a seamless and hidden look



Velux Rooflights- Rooflights



Slate Roof - Traditional slate roof



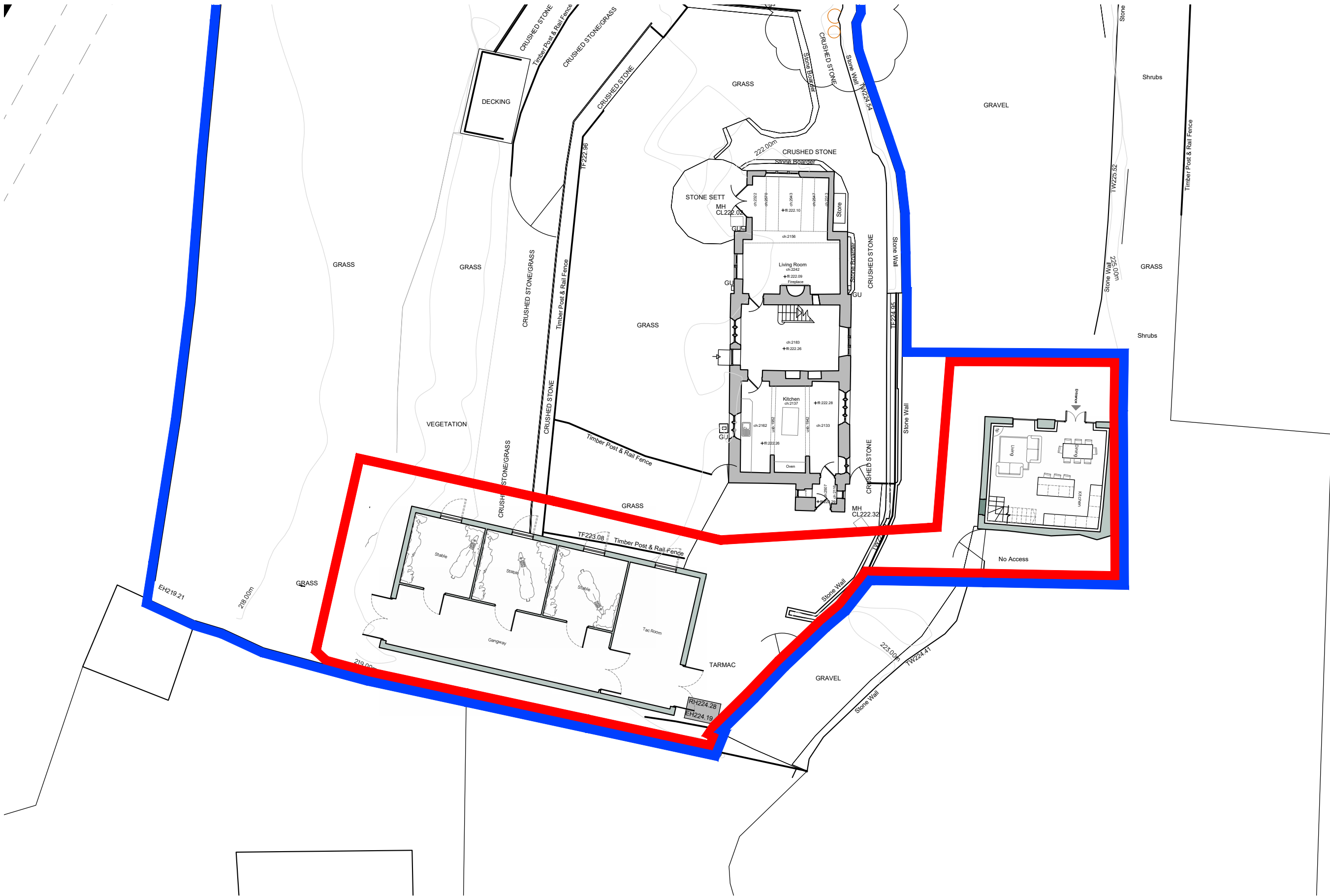
Fascias and Guttering - Black to match existing but changed to a modern square edged gutter



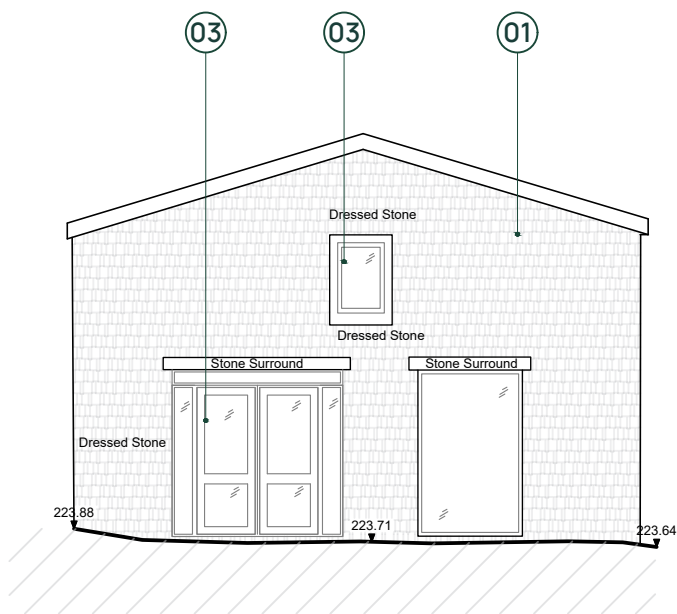
Windows Colour - Honey Oak Frame Colour, Flush Casement PVC

07

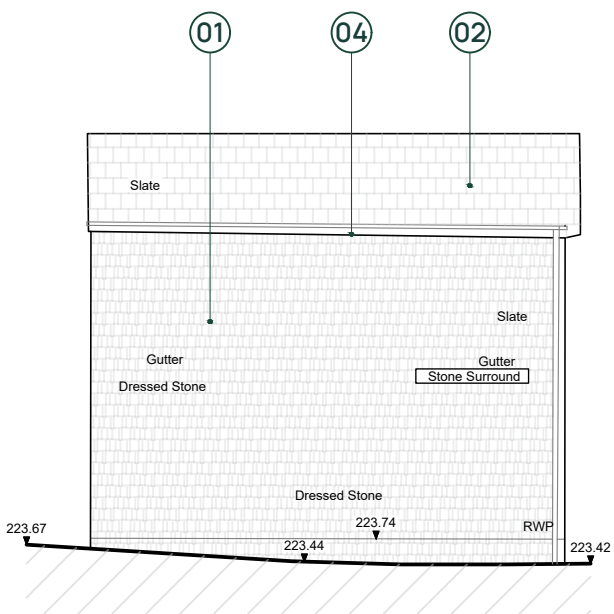
Design Layout - Site Plan



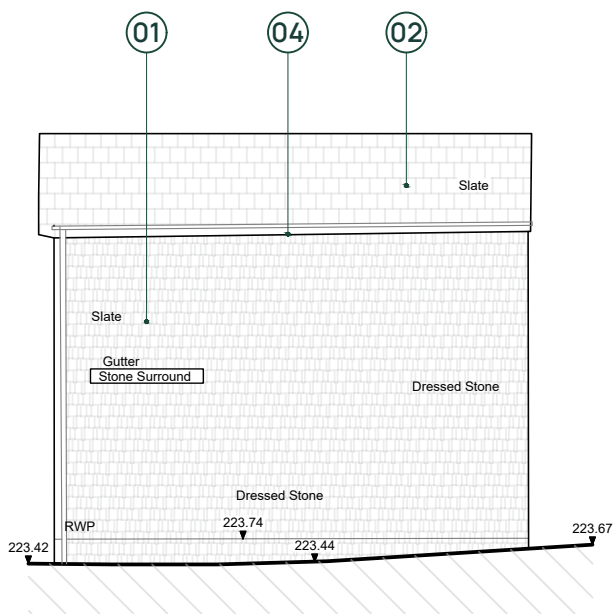
Design Layout - Annex



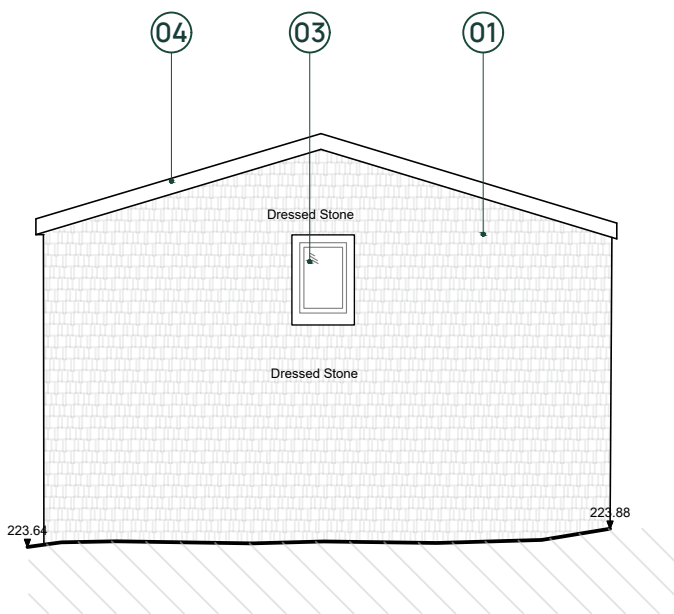
B2 - Annex - North Elevation



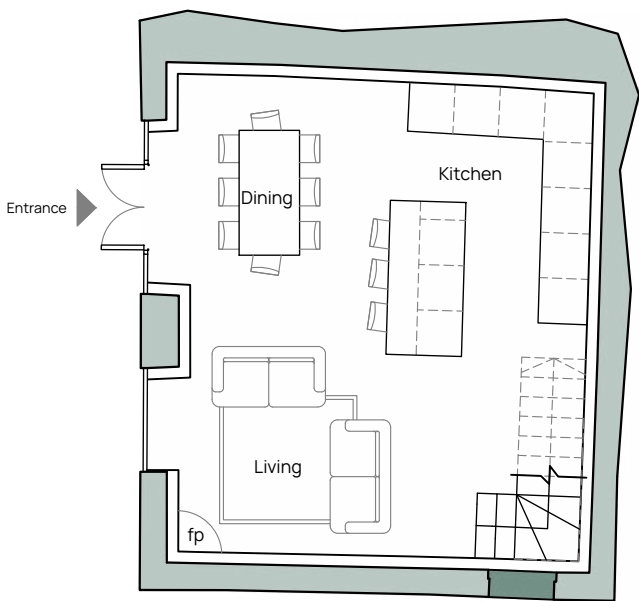
B2 - Annex - West Elevation



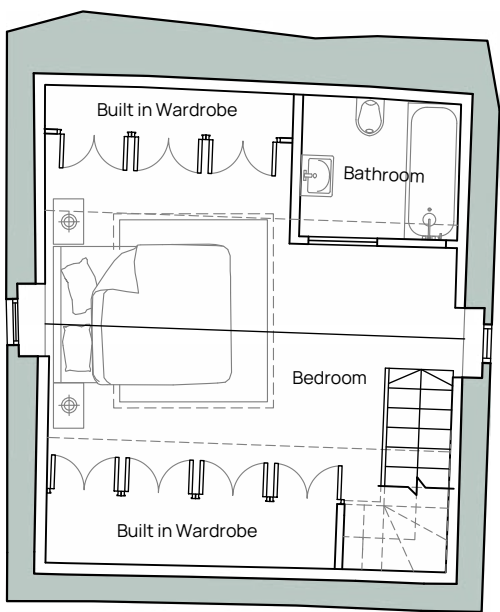
B2 - Annex - South Elevation



B2 - Annex - West Elevation



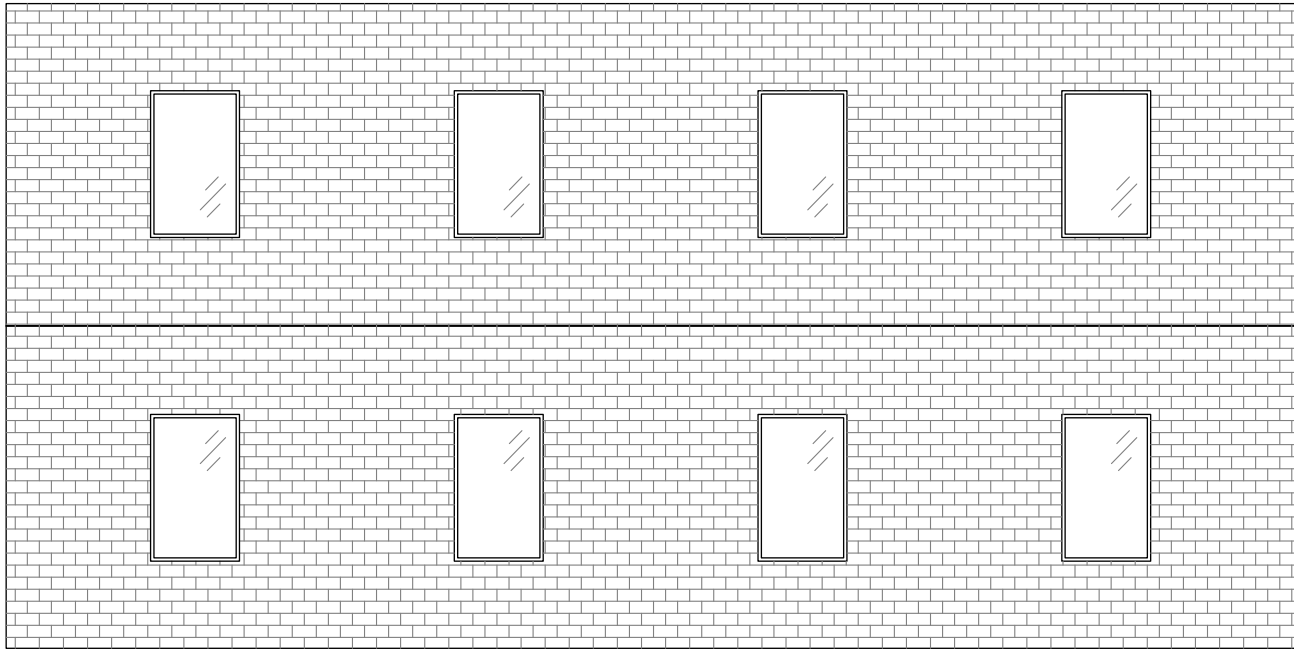
B2 Ground Floor Plan



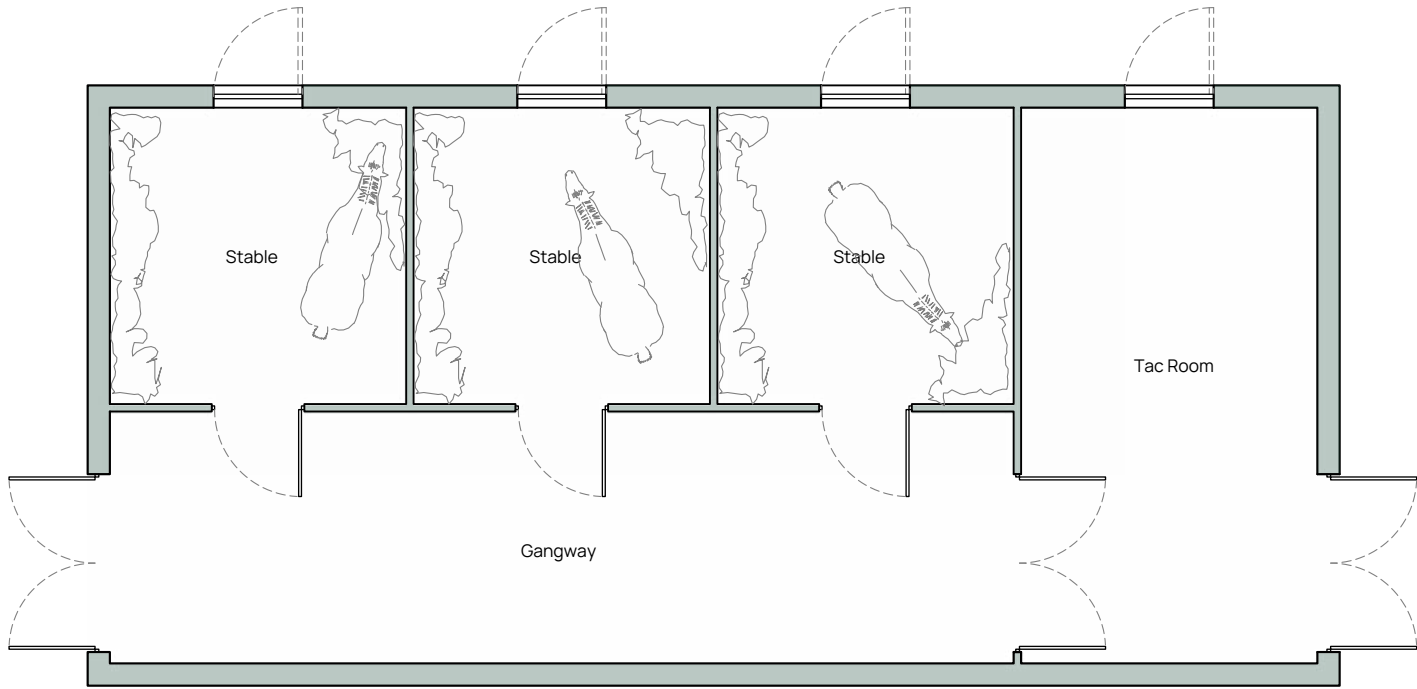
B2 First Floor Plan

- key:
- 01 Stonework.
To match existing
 - 02 Slate Roof.
To match existing
 - 03 UPVC Windows and doors.
Colour Honeyoak
 - 04 Gutters and Fascias
Colour Black

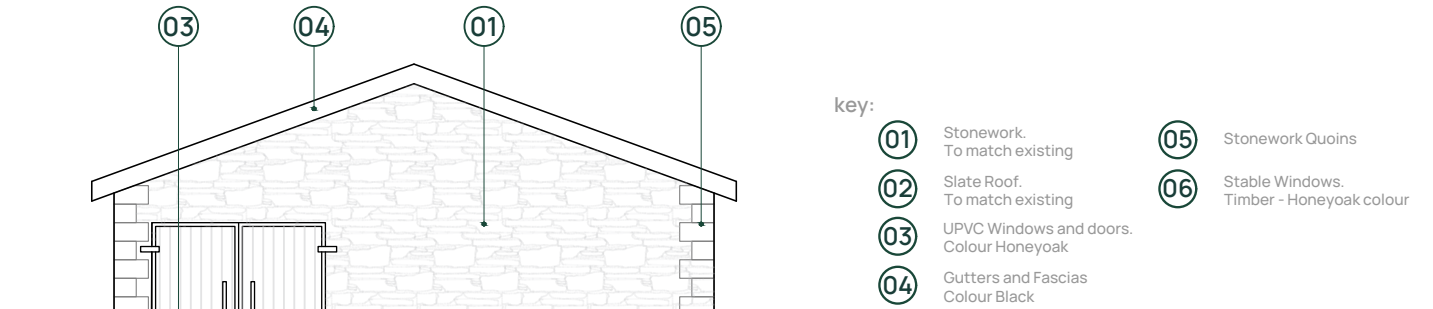
Design Layout - Stables



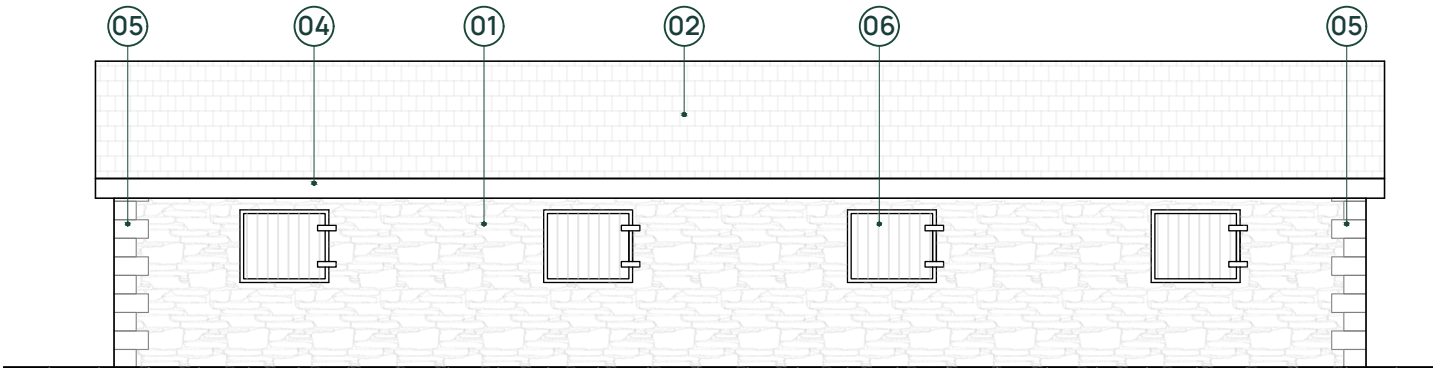
B3 - Stables - Roof Plan



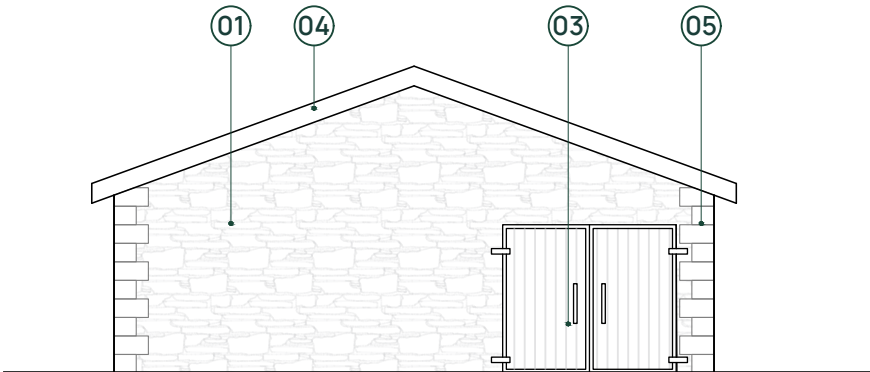
B3 - Stables - Ground Floor Plan



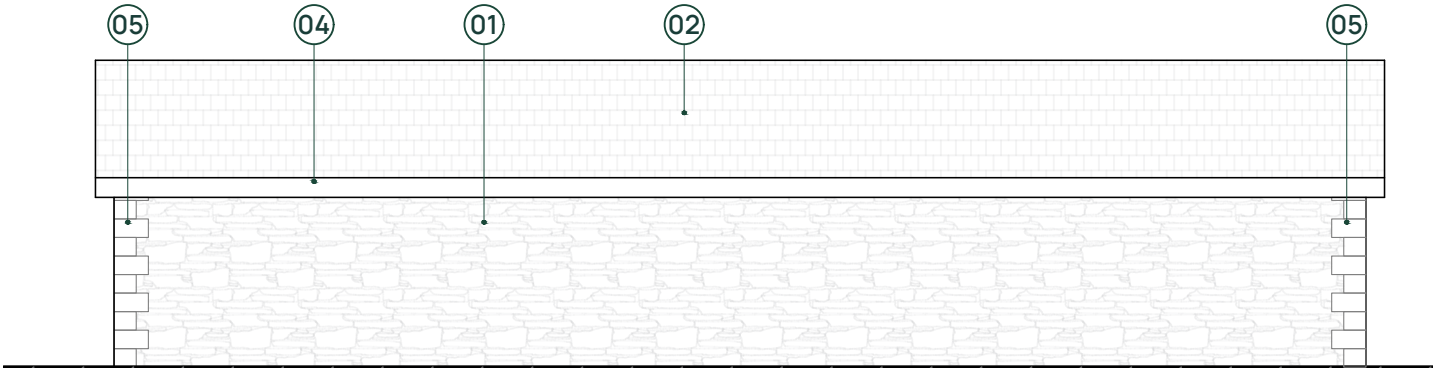
B3 - Stables - East Elevation



B3 - Stables - North Elevation



B3 - Stables - East Elevation



B3 - Stables - South Elevation







