

Officers Report

Case Reference: OTH/2025/1330
Location: 5 COPTROD HEAD CLOSE, ROCHDALE, OL12 9UG
Proposal: Application for non-material amendment to planning permission 25/00361/HOUS to alter the roof of the proposed bay window
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

The application relates to no. 5 Coptrod Head Close; a two storey detached house in Healey, Rochdale. Coptrod Head Close is cul-de-sac comprising mock Tudor style houses, centered around a large pond. The street forms part of a wider residential estate with a typical suburban character.

No. 5 faces south, overlooking a front garden and the adopted public highway. It borders no. 7 to the east, and shares a border with no. 3 to the south-west. The rear boundary of the curtilage faces north, bordering fields designated as green belt land.

Non-material amendment to planning permission 25/00361/HOUS is sought for the alteration of the roof of the ground floor front bay window, replacing a flat roof with a pitch.

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

- Paragraph 002 to Section 17a of the National Planning Practice Guidance (NPPG) states that:

- ‘There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990’.

- Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved plans are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.
- The NPPG further adds that the issuing of an approval for a non-material amendment application 'only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'
- The proposed amendments comprise the alteration of the roof on the ground floor front bay window, from a flat roof to a pitched gable roof. The apex of the gable would measure 3m from ground level, compared to the flat roof height of 2.5m. The increase in volume is less than 1m³. It is considered the proposed alteration would not significantly alter the character and appearance of the front elevation or have a considerable impact on the visual amenity of the street scene. The use of render on the bay window is in keeping with the host property and considered acceptable.
- On this basis, the effects of the proposed amendments to planning approval 25/00361/HOUS, would not, either in isolation or combination, materially alter the development's impact in terms of its design or impact on the character and appearance of the surrounding area. The amendments would result in no greater material impact than the development as previously approved and, therefore, constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

Approval Reason(s) (1)

- 1 The permission relates to the following plans:

- Proposed Floor Plans and Elevations – Drawing no. 25.3559.SC3.1D received 18/12/2025

and the development shall be carried out in accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

Informatives (1)

- 1 This decision must be read in conjunction with the earlier planning permission Reference 25/00361/HOUS and all conditions imposed on the previous planning permission apply to the proposal as now amended.