



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Stid Fold Barn

Address Line 1

Barn Field Lane

Address Line 2

Address Line 3

Town/city

Rochdale

Postcode

OL12 9PN

Description of site location must be completed if postcode is not known:

Easting (x)

390112

Northing (y)

417395

Description

Barn north of Barn Field Lane and in same area as Stid Fold Farmhouse

Applicant Details

Name/Company

Title

Mrs

First name

Sabrina

Surname

Smith

Company Name

Address

Address line 1

82 Birch Road

Address line 2

Wardle

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

ol12 9qn

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

886.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Barn conversion with a single storey extension which includes change of use of an existing agricultural stone barn to a single 3 bedroom dwelling.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

Unused stone barn and derelict ruin. The stone barn had prior use as an agricultural barn holding animals and storing hay and farming machinery and equipment but the barn has not been used in the capacity in recent years and lies empty. The derelict ruin will remain untouched as part of this application but falls within the site boundary.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The stone barn had prior use as an agricultural barn holding animals and storing hay and farming machinery and equipment.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Type:

Walls

Existing materials and finishes:

Stone walls made from local stone

Proposed materials and finishes:

Existing stone barn will retain its stone walls as the outer material. The single storey extension is proposed in high quality black charred wood cladding fixed vertically.

Type:

Roof

Existing materials and finishes:

Stone tile roof to existing barn

Proposed materials and finishes:

The existing barn will retain its stone tile roof. The tiles will be removed, cleaned and re-used as the finish following works to the roof structure. The single storey extension roof is proposed to be finished with black integrated solar panels on both north and south facing elements with black metal trim and surround. The black integrated solar panels are the principle finish of the single storey extension roof.

Type:

Windows

Existing materials and finishes:

Existing windows are timber frame, with glass panes currently smashed and blown out. There are 2 timber doors constructed from derelict plywood to two openings on the principle elevation which are to be replaced by windows. There is also an existing archway which has been blocked up and infilled with stone.

Proposed materials and finishes:

Proposed windows to the existing stone barn are of high quality timber frame build, finished in black with clear glass. The 2 doorways on the existing principle elevation are to be replaced with windows comprising of timber build up in black at the bottom of the frame with a black timber frame window inserted above with clear glass. The existing archway which is blocked and infilled is proposed to be opened back up and in-filled with clear glazing with black frame. The single storey extension has a proposed single window to the rear in black timber frame.

Type:

Doors

Existing materials and finishes:

There are 2 existing derelict timber plywood doors on the principle elevation with a single open archway.

Proposed materials and finishes:

The 2 derelict timber plywood doors are to be converted to windows as described in the "windows" section of this application. The open archway is proposed to be the main front door and is to be bespoke constructed from high quality hardwood timber finished in black with two window panes to either side and archway in-fill window pane above. The single storey extension is proposed with a bi-folding sectional door constructed from aluminium frame finished in black with clear glazing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Dry stone walls with galvanised steel gates

Proposed materials and finishes:

Dry stone walls with galvanised steel gates

Type:

Vehicle access and hard standing

Existing materials and finishes:

Random mixture of mud, grass, large and small stones compromises the vehicle access to the site. There is stone slab paving at the front of the barn which is currently overgrown with grass and stone slab paving across the site of the existing ruin to the east of the barn but falls within the site boundary. This stone slab paving would have been the floor finish of the ruined cottage. There is overgrowth and discarded pipes, stone and timber

Proposed materials and finishes:

Mixture of mud, grass, large and small stones to remain with additional mixed stone gravel to support vehicular access and provide 2 car parking spaces. The stone slab paving across the front elevation is to remain with the overgrowth cleared. The stone slab paving within the existing ruin is to remain with the overgrowth, discarded pipes, stone and timber removed and cleared.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Stid Fold Barn - Design and Access Statement, Stid Fold Barn - Green Belt Assessment, Stid Fold Barn - Single Storey Extension Materials, Stid Farm Planning Drawings ADAM SMITH PLANNING Revised.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Self-build and custom build development

Are you building more than nine houses?:

No

Is the total size over 0.5 hectares?:

No

Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)?:

Yes

Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:

No

Please justify the reason why biodiversity net gain does not apply:

The application is exempt from the general Biodiversity Gain Condition as set out by Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. I state the following is true: I confirm that the development consists of 9 or less dwellings; I confirm that the total site area of the development is 0.5 ha or less; and I confirm that every building in the development meets the legal definition of "Self-build and Custom Housebuilding" as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. The application thus conforms with the criteria set out in Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and is thus eligible to an exemption from the mandatory biodiversity gain planning condition"

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
☒ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

There is ample space outside the dwelling for bin storage.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Council's domestic recycling scheme already exists within the local area.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☒ Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

1

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

1

Proposed Self-build and Custom	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom	Unknown	Total
Housing Category Totals	0	0	1	Total	Bedroom Total	1
				0	0	

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class: Other (Please specify) Other (Please specify): Farming & Agriculture Existing gross internal floorspace (square metres) (a): 121 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 121 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 158 Net additional gross internal floorspace following development (square metres) (d = c - a): 37
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	121	121	158	37

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☐ Yes
☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PREAPP/00066/25

Date (must be pre-application submission)

01/07/2025

Details of the pre-application advice received

Pre-application advised that we reduce the curtilage and using existing boundary lines, which we have now done. It was also advised that we amend a double storey extension down to a single storey extension, no new openings on the principle elevation and ensure windows are not uniform, all of which we have now embedded within our new application. It was also advised that the mezzanine landing should not extend to the full width of the floorspace, which we have ensured in our plans. It was also acknowledged within the advice that a residential use of the barn would ensure it's long-term viability as it is currently derelict and uncared for. It was stated that the conversion of the barn and the change of use to a residential dwelling would be supported. It was also stated that the application property would not unduly impact on the amenity of any of the other neighbouring residential properties. There was also a list of surveys to be completed, which we have now completed.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

☐ Yes

☒ No

Certificates under Article 14 - Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED *****
House name: Stid Fold Farm
Number:
Suffix:
Address line 1: Barn Field Lane
Address Line 2:
Town/City: Rochdale
Postcode: OL12 9PN
Date notice served (DD/MM/YYYY): 28/02/2026
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Sabrina

Surname

Smith

Declaration Date

28/02/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sabrina Smith

Date

02/03/2026