

Officer Report

Case Reference: 25/01174/FUL
Location: 53 Red Lumb Street, Rochdale, OL12 7TX
Proposal: Erection of new holiday home following collapse of original building (part retrospective to previously approved application 22/00004/FUL)
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

SITE

This application relates to a disused structure sited on land to the rear of 53 Red Lumb Street, in the Red Lumb area of Rochdale, approximately 2km northwest of Norden, and 5km northwest of Rochdale Town Centre.

The site and surrounding area are designated Green Belt and used primarily for agricultural purposes, with piecemeal developments of farms and rows of terraces comprising much of the built form.

The garden of no.53 is separated from the land containing the application site via a fence, with access to Overtown Lane via gated access to the South.

Proposal

The application seeks retrospective permission for the erection of a single storey building to be used as a holiday let. This will replicate the previously approved scheme 22/00004/FUL.

The building will have one bedroom, bathroom and kitchen/ lounge. The elevations will be constructed in stone and reclaimed timber.

Relevant Planning Policy

22/00004/FUL - Change of use of detached workshop building to holiday let accommodation including replacement windows and doors and associated parking and landscaping. Approved.

21/00088/PRA56 Prior approval for change of use of agricultural building to dwellinghouse (Use Class C3) and associated building operations – Refused:

1. Insufficient evidence has been provided to demonstrate that the building was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013 as required by paragraph Q.1(a) of Part 3, Class Q of The Town and Country

Planning (General Permitted Development) (England) Order 2015 (as amended). The submitted plans also indicate that an area of hardstanding would be created to the west of the building for the parking of vehicles. This area of land is not considered to form part of the curtilage of the building and the scheme therefore fails to comply with paragraph Q.(a) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Insufficient evidence has been provided to demonstrate that the building to be developed under Class Q can be reasonably converted within the provisions of criterion (i) into a dwellinghouse. The National Planning Practice Guidance sets out that it is not the intention of the permitted development right to include the construction of new structural elements for the building and insufficient evidence has been provided to conclude that this would be the case. The proposal does not therefore comply with the above requirement and cannot be considered to benefit from permitted development rights under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places

JP-H3 Type, Size and Design of New Housing

JP-H4 Density of New Housing

JP-G9 The Green Belt

Adopted Rochdale Core Strategy (CS):

SO3 To improve design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a greener environment

G4 Protecting Green Belt land

G6 Enhancing green infrastructure

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving Accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

EM/7 Development and Flood Risk

EM8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

ANALYSIS

Principle of Development

The site is located in the Green Belt land. Paragraph 142 of the National Planning Policy Framework states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence. As such, the principle for development lies in demonstrating compliance with national Green Belt policy.

Paragraph 154 of the NPPF establishes that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are however listed exceptions to this which are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: i. mineral extraction; ii. engineering operations; iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location; iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order

The proposed development meets exception D and is not considered inappropriate development in the Green Belt. The principle of development is acceptable. Given the previously approved development, it is clear that the development can be accommodated without harm to openness.

Design

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

Under previous permission 22/00004/FUL a holiday let was approved, the proposed development seeks to replicate this. The proposed building will have a dual pitched roof, stone and timber façade elevations.

The proposed building as a holiday let is not thought to have an unacceptable impact on the rural character of the area. The site is located in close proximity to other residential dwellings and the proposed development will be seen in context with these and is considered acceptable.

Overall, it is considered that the overall design of the proposal would therefore accord with policies P3 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the 'Guidelines and Standards for Residential Development' SPD (June 2016) states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The use of the building as a holiday let will have frequent coming and goings as it the use will be for a holiday let. There have been no details provided of the pattern of the site such as the minimum length of stay, check in/out times. The use will result in some level of disturbance. On balance, it is not thought that the increase in noise and disturbance will result in an

unacceptable impact on neighbours. The proposal is sited 35m from the curtilage of 53 Red Lumb Street, and 55m from its rear elevation, taking this into consideration it is not thought the proposed development will have an impact through overshadowing or loss of privacy.

In light of the above, it is considered that the proposed holiday let would not unduly impact on the amenity of the occupants of neighbouring properties and would provide a suitable standard of living for the occupants, in accordance with policies DM1, the SPD and the NPPF.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

As part of the application process the Council's Highway officer has been consulted and raised no objections. The proposal has adequate parking and will not have a negative impact on the highway.

Overall, the proposed development is considered acceptable in terms of its impact on highways, in accordance with policies DM1 and T2.

Drainage

The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere. The site is located on an open field, the hardstanding should be permeable, this can be conditioned.

Ecology

The site has no notable ecological features at present, and it is unlikely that protected species inhabit the existing building, however an informative will be added to any decision notice reminding the applicant of the statutory protection afforded to such species. The submitted site plan indicates the planting of trees to the southern boundary of the site, and such measures are considered appropriate in order to secure net gains in biodiversity as required by the NPPF.

Land / Building Contamination

The Council's Public Protection Officer has been consulted and raised no objections and requested no conditions.

Consultation Responses

Highway and Engineering

No objections

Env Health - Noise/Odours

No comments received to date

Tree Officer

No comments received to date

Lead Local Flood Authority/Drainage

No objections

Environmental Protection

No objection

Gtr Manchester Ecology Unit

No comments received to date

REPRESENTATIONS

Letters of notification have been sent to all surrounding properties. No comments have been received.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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 This permission relates to the following list of submitted plans, drawings and documents:-

- Site Location Plan
- Proposed Site Plans 25.3681.6A
- Proposed Holiday let 25.3681.4D
- Proposed Elevations 25.3681.4E
- Planning Statement dated 3rd November 2025

- Material Specification dated 3rd November 2025

- Drainage Statement dated 3rd November 2025

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, and E and Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent overdevelopment in Green Belt in accordance with the objectives of Policy G/D/2 of the adopted Rochdale Unitary Development Plan, Policies G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

