

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00973/FUL	Bob Melling	11 March 2025

Address: 385 Bury And Rochdale Old Road, Heywood, OL10 4AT

Proposal: Erection of one dwelling with associated landscaping works, boundary treatment and new vehicle access following demolition of existing dwelling

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 12/03/2025

SITE

The application relates to no. 385 Bury And Rochdale Old Road, a two storey, detached dwelling located in a residential area of Rochdale. The dwelling faces the highway to the south, is adjacent to St Michael's Vicarage (no. 389 Bury And Rochdale Old Road) to the east and no. 383 Bury And Rochdale Old Road to the west. The site shares a boundary with nos. 31-33 Highlands Road and 15-17 Caithness Road to the rear. High Trees, a large detached dwelling with associated outbuildings, is located immediately opposite the application property across Bury And Rochdale Old Road to the south. The application property benefits from a substantial curtilage including mature trees and shrubs although none of the trees within the site are protected.

The application site is identified as Defined Urban Area as designated under saved policy G/D/1 of the Rochdale Unitary Development Plan. The street scene, which stretches from St Michael's Vicarage to the junction between Bury And Rochdale Old Road and Norden Road, is characterised by large, mid-twentieth century detached houses and villas set in large gardens.

PROPOSAL

Permission is sought for a single replacement dwelling. The proposed dwelling would be two storeys in height and characterised by a hipped roof with subsidiary flanking elements and a central gable with bespoke glazing. It would include a single storey attached garage and a flat roofed canopy over the front entrance. The windows would incorporate a 100mm recess with a 200mm brick reveal border. A detailed material specification has not been agreed, although materials would include brickwork, aluminium frames and slate roof coverings. To the rear there would be two roof terraces with associated balustrades comprising metal railings. The existing front boundary wall would be replaced with a 600mm brick wall with a stone coping including a 1.5m wide metal pedestrian access gate and a 3.5m wide metal vehicular access gate, which would include the formation of a new access with a dropped kerb. The proposals include a landscaping plan to the front of the property which includes a 1.2m high evergreen hedge behind the boundary wall and four trees.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1	Sustainable Development
JP-S4	Flood Risk and the Water Environment

JP-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering sustainable development
DM1	General development requirements
SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO4	Promoting a greener environment
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development SPD (2016)

RELEVANT SITE HISTORY

95/D31980 – Single Storey Side Extension To Dwelling – Granted STC (August 1995)

89/D23861 – Single Storey Side Extension To Dwellinghouse – Granted STC (October 1989)

CONSULTATION RESPONSES

Urban Design – No objections following submission of amended plans.

Tree Officer – No comments received to date.

Environmental Agency – No comments received to date.

Public Protection (Air Quality) – No comments received to date.

Public Protection (Noise / Odours) – **Summary:** Objection given proximity to road network.

Greater Manchester Ecology Unit – **Summary:** No objections subject to the suggested informative and conditions.

Highways and Engineering – **Summary:** No objections.

Lead Local Flood Authority/Drainage – **Summary:** A drainage strategy / report is required which provides sufficient consideration of the SuDS hierarchy.

United Utilities - **Summary:** In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice displayed in the vicinity. Two letters of objection and one neutral representation were received. The comments raised concerns about the following matters:

- Impact of rear extension / balcony screening which will appear imposing and block natural light

Officer's response: Amended plans were sought to reduce the scale of the proposed development in order to ensure compliance with the projection limits set out in the Council's SPD for residential development. However, this matter will be considered in more detail in the 'Impact on Surrounding Occupiers' section of the following report.

- Overlooking from raised terraces

Officer's response: Amended plans were sought to reduce the scale of the proposed terraces and ensure the inclusion of appropriate screening. However, this matter will be considered in more detail in the 'Impact on Surrounding Occupiers' section of the following report.

- Overlooking from dormer windows

Officer's response: The proposed dormers have been removed.

- Inaccuracies with existing drawings

Officer's response: Amended plans have been sought to correct any inaccuracies.

- The proposed pagoda is too close to boundary

Officer's response: The proposed pagoda has been removed.

- A condition should be applied that the project is fully complete to an agreed time scale to avoid the site being left in an unacceptable state

Officer's response: It is not considered that such a condition would meet the six tests for planning conditions established by the Government.

- Request for tree overhanging boundary to be cut back or removed

Officer's response: It is unclear which tree is being referred to, although this is a non-planning matter that should be resolved between the neighbouring parties. No trees within the application site are subject to a Tree Preservation Order.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area as designated under saved policy G/D/1 of the UDP. New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

As the proposed replacement dwelling would be constructed in place of its demolished predecessor, the site would represent an area of previously developed land. Additionally, the application would see the replacement of a residential dwelling with another residential dwelling in the urban area. The proposal is therefore acceptable in principle.

Layout, Design and Visual Appearance

The application site is situated amid a street scene characterised by large, mid-twentieth century detached houses and villas set in large gardens. There is a mixture of built forms and architectural styles which results in a low degree of uniformity. The proposed dwelling would occupy a similar position within the plot as the existing dwelling, however it would have a much larger footprint. Notwithstanding the substantial increase in scale and massing, the proposed dwelling is considered to promote a high standard of design that would contribute positively towards the character of the street scene, particularly through its use of high quality materials. The design has taken cues from neighbouring properties and would be formed with a central gable and subsidiary flanking elements to reduce the overall massing. The height of the building responds positively to its context and would not appear unduly overbearing when viewed against the immediate neighbouring properties. The proposed window detailing would add depth to the front elevation and the glazing is considered to be well placed and proportioned. Additionally, the proposed landscaping to the front of the building would present a soft buffer to the highway which would complement the site's existing verdant character. A landscaping condition is still recommended as details have not been provided for the entire site. Further, a condition is recommended to secure a full specification of the materials to be used externally prior to the commencement of above ground construction, in addition to requiring the . Overall, it is considered that the proposed dwelling would

complement the surrounding dwellings and make a positive contribution to the setting of the street scene. On this basis, it is considered that the design of the proposed development is acceptable and in accordance with PfE policy JP-P1, CS policies DM1 and P3, the SPD and the NPPF.

Impact on Surrounding Occupiers

While the first floor windows in the rear (northern) elevation would be brought much closer to the rear boundary than the existing first floor windows, it is noted that the windows would still comfortably comply with both the 10.5m and 21m minimum separation distances outlined in the SPD. Additionally, the facing side elevation of no. 383 is blank and the facing side elevation of no. 389 contains a window at ground floor level which serves a laundry room and a window at first floor level which serves a bathroom. The facing property across the road to the south measures almost 100m away. While the proposals include two roof terraces to the rear, they have been designed with L-shaped privacy screens to restrict viewing angles. Moreover, the terraces have been reduced in scale during the course of the application to further protect the privacy of neighbouring occupiers. On this basis, it is not considered that the proposals would result in an undue loss of privacy for neighbouring occupiers.

Following concerns raised by the Case Officer, the scale of the proposed building was reduced to prevent an undue loss of light and outlook for the occupiers of the adjacent properties. The amended proposals comply with the 2.4m (first floor) and 4m (ground floor) projection limits set out in the SPD. Therefore, it is not considered that the proposed building would have an overbearing impact on the neighbouring occupiers.

On this basis, the proposed development would comply with PfE policy JP-P1, CS policy DM1, the SPD and the NPPF.

Highways, Parking and Access

The Highways Authority has been consulted on the proposals and confirmed that the proposals would provide ample off-street parking with adequate internal turning space. Further, no concerns are had regarding the proposed re-location of the site access. The proposal is therefore considered to be acceptable in terms of parking and access and the application accords with CS policies DM1 and T2 and the NPPF.

Ecological Impacts

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain (BNG) is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for BNG, subject to some exceptions including self-build and custom build development, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value

relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

Being a self-build application, the development is not subject to mandatory BNG, however the proposals should still provide biodiversity enhancements in accordance with national policy.

The Greater Manchester Ecology Unit (GMEU) has been consulted on the proposal and is satisfied that no bats were found to be roosting in the building onsite. Notwithstanding, GMEU recommend that an informative is attached to the decision to remind the applicant of their legal obligations should they discover that the proposals will affect a protected species. Similarly, it is advised that demolition works and the removal of vegetation should not take place during the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken and the findings submitted to the LPA for approval.

In order to provide biodiversity enhancement measures, a condition is recommended to ensure that a scheme of biodiversity enhancements is submitted which includes integrated bird and bat boxes. While the proposed site plan indicates the removal of five trees within the rear garden, it is noted that four of these trees are identified as category 'C' and their removal is partly required to facilitate the construction of the replacement dwelling. Additionally, it is noted that the landscaping plan for the front garden includes four replacement trees. Given the size of the rear garden, it is considered that replacement planting would be achievable at a ratio of 2:1, as required by CS policy G6, and details of the replacement planting should be secured via condition.

Drainage and Flood Risk

No drainage details have been provided. Foul drainage connection approval can be obtained by formal consultation with United Utilities. However, roof and hardstanding drainage should not discharge to the sewer unless there is no other alternative in accordance with the NPPG Drainage Hierarchy. Suitable demonstration of the capacity of the ground to accommodate a soakaway as a method of surface water drainage will be required before considering any alternative options. Mitigation of drainage runoff from hardstanding areas can be achieved by the use of permeable block paving or permeable tarmac with a suitable permeable sub-base.

Subject to an acceptable drainage scheme in respect of the above being submitted to and approved in writing by the LPA, the requirements of PfE policy JP-S4, CS policy G8, saved policies EM/7 and EM/8 of the UDP and the NPPF will have been met.

Other Matters - Noise

It is noted that an objection was raised by the Council's Public Protection department given the proximity of the proposed dwelling to the road network. However, it should be noted that the proposed dwelling replaces an existing dwelling and would be located in a similar position on the plot. Therefore, it is not considered that a noise

impact assessment is required, or that the noise of the road network would warrant the refusal of planning permission in this instance given the existing situation.

RECOMMENDATION

GRANT subject to the following conditions:

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 plans:-

- Site – Location and Block Plan. Dwg no. 001. Date 02-25
- Existing Floor Plans. Dwg no. 002. Date 02-25
- Existing Roof Plan. Dwg no. 003. Date 02-25
- Existing Front & Left Side Elevations. Dwg no. 004. Date 02-25
- Existing Rear & Right Side Elevations. Dwg no. 005. Date 02-25
- Proposed Site Plan. Dwg no. 06. Rev A
- Proposed Ground Floor. Dwg no. 007. Rev A
- Proposed First Floor Plan. Dwg no. 008. Rev A
- Proposed Front & Left Side Elevations. Dwg no. 010. Rev A
- Proposed Rear & Right Side Elevations. Dwg no. 011. Rev A
- Existing & Proposed Street Scene Elevation. Dwg no. 014. Date 02-25
- Proposed Landscape Layout Plan and Elevation. Dwg no. M3907-PA-01-V2

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No development (including any demolition, site clearance or preparation works) shall take place until such time as a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Any measures identified within the Plan or Statement shall be installed in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' prior to any works taking place.

The necessary protection measures shall be retained throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

4. Notwithstanding the details shown on the approved plans no above ground construction works shall take place until full details of all hard landscaping works including driveways and patios have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt areas of hardstanding shall be permeable unless an assessment of the drainage hierarchy has been undertaken and submitted to the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with policy G8 of the adopted Rochdale Core Strategy, policy JP-S4 of the Places for Everyone Joint Development Plan, saved policies EM7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

5. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-G9 and JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

6. No above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. No above ground works shall take place until a scheme of biodiversity enhancements for the site including the specification and location of not less than two integrated bird boxes and one integrated bat box, has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. Notwithstanding the details shown on the approved plans, no above ground construction shall take place until full details of compensatory tree planting at a ratio of 2:1 and full soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include 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.

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.

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 10 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.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

INFORMATIVES:

1. Bats and their roosts, even when unoccupied, are protected at all times even when disturbance occurs as the result of an otherwise lawful activity such as a planning permission. If bats are found or suspected at any time work should cease until advice has been sought and implemented from the licenced ecologist. The LPA and Natural England should also be informed.
2. Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to remove, damage, or destroy the nest of a wild bird while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s). Work that will impact on habitats where nesting birds may be present (for example building demolition or the removal of vegetation), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.