

APPLICATION NUMBER: 25/00718/HOUS

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Location:	Lockhouse, Canal Street, Littleborough, Rochdale, OL15 0HJ
Proposal:	Single storey front and side extension and demolition of existing conservatory
Applicant:	Andrew & Hayley Barber
Case Officer:	Sam Yuen
DETERMINATION DATE 08.09.2025	EXT OF TIME 26.09.2025
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

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

CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to a former lockhouse circa 18th century converted to three-storey detached dwelling located by Low Lock 48 of the Rochdale Canal, 135m east of Littleborough town centre. The dwelling features stone construction on the ground floor and mock-Tudor timber framing on the first floor. It is situated in an isolated location and is not adjacent to any properties or highways within the immediate vicinity. The front curtilage boundary directly adjoins Green Belt land and a public right of way connecting Halifax Road with Canal Street.

The host dwelling and its associated lock have been identified by the Conservation Officer as non-designated heritage assets (NDHAs) alongside the Rochdale Canal due to their historic and architectural interest. The property also lies within the setting of Ealees Road Canal Bridge, a Grade-II listed building 72m north-east of the dwelling.

Description of Proposal

Planning permission is sought for a single-storey front and side extension which projects a maximum 2.97m from the front elevation and a maximum 5.36m from the side elevation of the dwelling. The extension is characterised by a flat roof form with a ridge height of 2.86m. It would be constructed in materials to match the host dwelling.

The proposal also seeks to remove the existing front conservatory and to make good any of the existing stonework.

The application follows a previously refused application 23/01190/HOUS, where substantial amendments have been made, including the reduction of the proposed enlargement and the omission of the first-floor balcony.

Relevant History

23/01190/HOUS - Single storey front extension following demolition of existing conservatory, with first floor balcony and balustrade together with alterations to fenestration – Refuse

Officer's Comments:

1. By virtue of its siting, excessive scale, built form and design, the proposed front extension constitutes an intrusive and non-subservient addition which appears dominant and unsympathetic to the host dwelling. The proposal would result in less than substantial harm to the significance of the Lockhouse as a non-designated heritage asset through detracting from its appearance. The proposed development would therefore fail to accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
2. Insufficient evidence has been submitted to demonstrate the canal embankment structure would not inflict land instability risks as a result of the loading from the proposed front extension. The proposal therefore fails to accord with Policy G9 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

95/D32389 - Conservatory Extension To Front Of Dwelling - Grant Permission subject to condition

Township/Member comments

N/A

Consultee responses

Conservation And Design

No objection subject to conditions requiring full materials detailing including stonework sample, mortar mix and window / rainwater goods detailing.

Similarly, a condition should be applied to secure full details of the making good of the building following on from the demolition of the existing conservatory.

Whilst the loss of the original T-shaped form of the non-designated heritage asset is noted, this situation already somewhat exists in respect of the current conservatory. The proposed new extension would be of a higher design quality than the existing conservatory.

Urban Design

The architectural features to the LHS of the dwelling still add character to the lockhouse despite the argument put forward by the heritage consultant.

The Urban Design Officer previously recommended an extension to the RHS of the dwelling to replace the conservatory extension which carries weak visual amenity value. The latest proposal would somewhat address this concern.

There will however be a new set of stonework (despite best efforts to match the existing) to the RHS and the LHS in the latest proposals. The building as a whole is weaker in detail and character if compared to what the Officer had recommended (extension only to the RHS).

On the whole, this is much better than previous iterations but the Officer reserves judgement to the Conservation Officer regarding the principal of the development.

Canal And River Trust

Protecting the canal embankment

The existing house is built into the side of the canal embankment structure. Both the existing canalside wall of the house and the wider embankment support the canal above land to the north.

The proposed extension would be located on the crest of the embankment, and it is important to ensure that it will not result in adverse loading onto the embankment structure that could otherwise result in a loss of stability to the structure. This is important as any loss of stability could result in a catastrophic collapse of the structure, and a resultant canal breach.

The application proposals have been accompanied with cross sections showing that the extension is proposed to be supported independently by Continuous Flight Auger (CFA) Piles to a depth to a minimum of 6m, subject to the results of an exploratory Borehole. Whilst the principle of this arrangement should help to reduce the impact of the works on the stability of the embankment, the Trust considers it essential that supporting land stability/retaining wall details and subsequent retaining wall stability calculations are provided to ensure that the piling works will not result in loading onto

the embankment structure. An updated plan showing the location of piling works is also necessary as the submitted details show the support for a larger extension than currently sought. Details could be reserved through the use of appropriately worded pre-commencement condition(s).

Impact on the character and appearance of the waterway corridor

The subject property is sited on the approach to Grade-II listed Ealees Road Bridge, and contributes to the wider setting of this asset. The revised proposals in this application would have a less dominating impact on the building and, alongside the removal of the conservatory element, would retain the prominence of the original built form.

There is a risk that the extension, alongside the conservatory, could result in a combination of additions that would be visually incongruous and out of character with the building, and therefore the Trust requests that, should permission be approved for the extension, this should be on condition that the conservatory element is removed.

To tie in with the appearance and character of the original building, the Trust requests that facing materials should be carefully selected to match the main building which could be secured through the use of appropriately worded condition.

The proposed works are likely to affect Trust infrastructure and land and would need to comply with the 'Code of Practice for Works Affecting the Canal & River Trust'. An informative has been attached to the report in light of this.

Lead Local Flood Authority/Drainage

No comments received at the time of writing.

Rights Of Way Officer

No comments received at the time of writing.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

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:

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2	Protecting and Enhancing Character, Landscape and Heritage
P3	Improving Design of New Development
G9	Reducing the Impact of Pollution, Contamination and Land Instability
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed single-storey front and side extension has been substantially scaled down from the extension proposed under 23/01190/HOUS and represents a far less dominant and intrusive addition to the host dwelling. The

- extension projects 0.64m forward from the front gable projection of the dwelling. Notwithstanding, this does not exceed the projection by the existing conservatory and is not considered to result in undue additional visual impact.
- ☐ Whilst it is noted the use of a flat roof does not reflect the forms of the lockhouse, by virtue of its siting and modest size, the extension is not considered to visually detract from the appearance of the lockhouse as a whole.
 - ☐ It is noted the applicant has actively engaged with the LPA following the refusal of 23/01190/HOUS to devise a suitable scheme, and have incorporated features such as the parapet wall to reduce the prominence of the extension.
 - ☐ As part of the proposal, the existing front conservatory would be removed. The structure represents an unsympathetic and incongruous addition to the dwelling and thus the removal of this harmful element would be supported. This would also ensure the predominant 'T' shaped form of the lockhouse remains legible in light of the proposed extension.
 - ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context. Notwithstanding, a condition requiring the submission of samples has been recommended to ensure a sympathetic use of the material palette.
 - ☐ The proposed extension comprises bi-fold doors to the south-west and south-east elevation which would be readily visible from the adjoining towpath. Whilst it is acknowledged the excessive use of glazing is at odds with the modest fenestration size of the lockhouse, the visual impact of this would not be dissimilar to the one experienced by the extant conservatory. It is also noted the amenity space of the dwelling is limited to the space to the front of the lockhouse and as such, features usually reserved to the rear of a dwelling would be expected in this context.
 - ☐ Taken as a whole, the proposed development constitutes an improvement to the previous submission and represents a higher standard of design and appearance. The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Heritage: P2

- ☐ Policy P2 of the adopted Rochdale Core Strategy strives to protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Notably, canals are identified as key heritage assets of the borough.
- ☐ Paragraph 210 of the NPPF states, *"in determining applications, local planning authorities should take account of:*
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

- ❑ Paragraph 216 of the NPPF states *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- ❑ The application relates to a lockhouse, which together with the associated Lock 48 and the adjacent Rochdale Canal are all identified as non-designated heritage assets due to their historic and architectural interest. The significance of the lockhouse is derived from its historic associations with the lock and canal and the group value of the structures which reflects the industrial landscape of the area.
- ❑ The proposal relates to the construction of a single-storey front and side extension and the demolition of the existing front conservatory.
- ❑ Following the refusal of 23/01190/HOUS, further investigation has been carried out on the historic fabric of the lockhouse. The survey found the jettied first floor, corbel and the supporting piers to be constructed from a steel beam and stock brick respectively and are likely to be later, non-historic additions to the lockhouse. With this in mind, the previously identified harm relating to the obscuration of these features can be removed. Consequently, the LPA has no objection to the removal of such features.
- ❑ The modern conservatory is not of any historic and architectural interest and is an intrusive and unsympathetic addition to the dwelling. Therefore the removal of this harmful structure would assist in revealing the original stonework and accentuating the ‘T’ shaped built form of the lockhouse.
- ❑ The proposed front and side extension has been considerably scaled down from the previous submission, and occupies only the southwest corner of the dwelling. As a result, it appears as a less dominant and detractive addition to the lockhouse. Whilst there remains some disruption to the ‘T’ shaped form of the lockhouse, the effect of this is somewhat offset by the removal of the conservatory, where the built form of the lockhouse would remain legible. A condition has been recommended requiring the removal of the conservatory prior to the occupation of the extension.
- ❑ The use of a flat roof, though not in keeping with the host dwelling, would not appear overly intrusive as a result of parapet wall which reduces the prominence of the roof.
- ❑ The proposal would be constructed in materials matching the host dwelling. The existing stonework exposed by the conservatory removal would also be made good. In the interest of safeguarding the significance of the NDHA, the Officer has recommended planning conditions for material samples, method statement of stonework and fenestration and rainwater detailing.
- ❑ Regard has been had to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy P2 of the adopted Core Strategy and the NPPF in respect of the impact on the Grade-II listed Ealees Road Canal Bridge. Owing to its considerable separation distance, the proposed works are not considered to materially affect the significance of designated heritage asset through its setting.

- ☐ Subject to conditions, the proposed extension and demolition of the conservatory would have a neutral impact on the significance of the surrounding heritage assets and is therefore acceptable, in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted PFE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ By virtue of its isolated location by the Canal, the property is not directly adjacent to any properties and thus the proposed extension is not considered to result in significant amenity harm in this regard.
- ☐ Whilst it is noted the proposed bi-fold doors would likely be subject to overlooking from the adjoining public right of way, it is accepted that the privacy of the host occupants is already somewhat compromised due to its proximity to the towpath. Given this established spatial relationship, it is considered the amenity impacts would not be so severe as to warrant refusal.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and sufficient residual amenity space to the front of the dwelling would be retained. As such, the proposal would ensure acceptable standard of living for its occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The application property is situated in an isolated location away from the adopted highway network and does not appear to comprise of parking provisions within the immediate vicinity of the property. Notwithstanding, the proposed development is not considered to impact on the existing parking arrangements or highway safety and would be acceptable in accordance with Policies T2 and DM1.

Land Instability: G9

- ☐ Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability. Policy G9 of the adopted Rochdale Core Strategy states that the Council will ensure that any risks arising from land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

- ☐ The proposed extension would be constructed above the canal embankment wall and therefore considerations must be had regarding any potential loading on the structure. The applicant has submitted supporting drawings showing the cross sections of the proposed piling. However, the plans relate to a previous iteration of the scheme and thus do not accurately portray the proposal arrangement.
- ☐ The Canal and River Trust was consulted on the proposed plans and accepts the principle of the suggested arrangements. However, the applicant would be expected to submit additional supporting details by means of foundation details and calculations reflecting the proposed extension prior to the commencement of development, details of which has been secured via a pre-commencement condition.
- ☐ Subject to condition, the proposed development would be acceptable and would accord with Policy G9 of the adopted Rochdale Core Strategy and the NPPF.

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. The permission relates to the following plans:

- ☐ Location Plan – received 14/07/2025
- ☐ Existing and Proposed Site Plan – drawing no. 23.3141.3B received 14/07/2025
- ☐ Existing Floor Plans – drawing no. 23.3141.1 received 14/07/2025
- ☐ Existing Elevations – drawing no. 23.3141.2 received 14/07/2025
- ☐ Proposed Ground Floor Plan – drawing no. 23.3141.SC7.1C received 14/07/2025
- ☐ Proposed Elevations – drawing no. 23.3141.SC7.2D received 25/09/2025

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would not result in adverse loading onto the canal embankment. Details shall include:

- ☐ Cross sections illustrating the location of the proposed piles from both the lock wall and rear embankment retaining wall with marked distances. The

cross sections should show if the walls are of a continuous width or wider at the base, and include details of how any piles will be designed to not strike the walls should they be wider at the base.

- ☐ A land stability report by a qualified professional providing details of the stability of embankment retaining wall to demonstrate that the piling design will not adversely affect the stability of this structure. This should also detail any risks of vibration from piling works onto the retaining wall.
- ☐ A method statement and risk assessment for the construction of the wall, including the siting of the piling rig, details of vibration monitoring and details of any necessary towpath & navigation closure required for the works.

The works shall be constructed in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal embankment, it is necessary to understand the foundation details of the proposed works.

4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. Where masonry detailing is required, details drawn at a scale of not less than 1:20 shall also be submitted. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint 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 of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. The 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 and to protect the significance of the non-designated heritage assets, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

6. Notwithstanding any details hereby approved, no above ground works shall take place until full details of the repair or replacement of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

7. The development hereby approved shall not be occupied until the demolition of the conservatory as indicated on "Existing Elevations drawing no. 23.3141.2 received 14/07/2025" has been carried out.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

8. No works shall take place until such time as a full schedule of repairs and finishes not covered within other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- ☐ Photographic survey of areas to be repaired;
- ☐ A description of the repair works or any making good required including details of finishes; and
- ☐ A methodology for carrying out the repairs

The repair works shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during pre-application discussions 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.

	Date	Officer
Report Completed	25/09/2025	Signed: SY
Authorisation	26/09/2025	Signed: RK

INFORMATIVES:

1. The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 or via email at Enquiries.TPWNorth@canalrivertrust.org.uk prior to the commencement of any development in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust.
2. The Public Right of Way running through the site should be kept clear of obstruction at all times in order that it remains available for to be used by members of the public. No vehicles, materials or fencing should be erected on the right of way unless a temporary closure order has been implemented. The applicant is advised to contact the Public Rights of Way Officer on 01706 922070 for further guidance.

Report Author Sam Yuen