

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00488/FUL	Bob Melling	13 November 2025

Address: Land Adj To 38 Coniston Drive, Middleton, M24 5RH

Proposal: Two storey detached 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?	N

EIA	Screening opinion completed and saved to Onbase?	N
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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: RG

DATE: 15 December 2025

SITE

The application relates to the curtilage of no. 38 Coniston Drive, a two-storey end-of-terrace dwelling set within a mature, post-war housing estate in Middleton, north of the town centre. The dwelling faces northeast towards the highway, adjoining to no. 36 to the northwest, with a spacious curtilage providing separation to no.40 to the east, which also sits at a lower siting and benefits from a similar sized curtilage. To the rear, the site abuts the rear curtilages of nos.18 and 20 Honister Drive.

PROPOSAL

Permission is sought for the erection of a two-storey, detached, five-bedroom dwelling. The dwelling would be of a similar height and have a similar sized floor plate to the adjacent dwelling. Two of the bedrooms would be accommodated within the roof space and a rear dormer is proposed to facilitate this.

1no. off-street parking space would be provided to the front of the dwelling, with lawned areas proposed to both the front and rear of the property.

It is important to note that the proposed development is similar to the development approved under a previous planning application (reference 21/01695/FUL), with the main external differences being the inclusion of a rear dormer and the use of a mono-pitched roof rather than a flat roof above the single storey front projection.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE):

JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy

Adopted Rochdale Core Strategy (CS):

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
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
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EM/7	Development and Flood Risk <i>Policy to be read in conjunction with CS Policy G8</i>
EM/8	Protection of Surface and Ground Water <i>Policy to be read in conjunction with CS Policy G8</i>

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

21/01695/FUL	Two storey detached dwelling. Granted subject to conditions (April 2022)
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CONSULTATION RESPONSES

Highways And Engineering

Summary: No objections.

Environmental Control (Landfill Gas)

I have reviewed the site history. The site was agricultural land prior to the housing development around it. As the application is for one property on land which should be relatively uncontaminated, requiring a full condition would seem onerous. However, the site is within 250 metres of a landfill, although no records as to the type of waste this landfill accepted are available, and the former landfill was redeveloped at some time in the early 1990s.

Given this, I would like to request the following conditions be placed on this proposal, should you deem to grant permission:

"No development shall commence until proposals for gas protection measures, to be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, have been submitted to, and approved in writing by, the Local Planning Authority.

The development shall thereafter be completed in accordance with the approved details and a Verification Report confirming the installation of the approved protection measures shall be submitted to, and approved in writing by, the Local Planning Authority."

And

“A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.”

Lead Local Flood Authority/Drainage

No comments received at time of writing,

United Utilities

No comments received at time of writing,

Tree Officer

No comments received at time of writing,

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a notice was posted in the vicinity of the site. No representations were received.

ANALYSIS

PRINCIPLE OF DEVELOPMENT

The application site is located within the Defined Urban Area as designated under the Proposals Map 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.

Annexe 2 of the NPPF defines ‘previously developed land’ as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes, amongst others, land in built-up areas such as private residential gardens. The site comprises the residential garden of no. 38 Coniston Drive and would therefore be considered to comprise previously un-developed, or greenfield, land. CS policy C1 outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity. The application is well located in respect of public transport provision and access to jobs and services and the impacts on green infrastructure are limited.

The latest published information suggests that the Council can demonstrate more than a six-year supply of housing land based on the PfE target; however this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a greenfield site such as this in the urban area for residential purposes need not be unacceptable; however, this factor must be balanced against all other material considerations, as outlined below. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area, however, proposals involving the development of residential gardens require careful consideration to ensure the development is appropriate, there is no loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations to ensure that new buildings fit successfully into existing sites.

On the basis that the proposal would make a valuable contribution to housing supply within the Borough, whilst being in a sustainable location within reasonable proximity to local amenities and public transport facilities, it is considered that the principle of development is therefore acceptable in accordance with CS policies C1, C3 and SD1, saved UDP policy G/D/1, PfE and the NPPF.

IMPACT ON CHARACTER AND APPEARANCE

The NPPF establishes that 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 PfE policy JP-P1 and CS policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials.

The proposed dwelling would infill an existing gap in the building line, which in the context of the wider street scene and estate, is an unusual occurrence, with strong and complete building lines characteristic of the estate. The dwelling would therefore appear as a simple addition to the building line and is considered to be compatible with the character and visual amenity of the area in this respect.

The dwelling itself would be of a similar scale to the existing dwellings on Coniston Drive, and the principal elevation would be of similar proportions and seek to mimic fenestration placement.

Although dormers are not a characteristic of properties in the locality, it is noted that the dormer would be sited to the rear and would not be widely visible from public vantage points. Furthermore, it would broadly align with the design principles for dormers outlined in the 'Guidelines and Standards for Residential Development' SPD ('the SPD') given that it would be set below the ridgeline, set back from the eaves and set in from the side walls. Moreover, the windows would broadly align with the first floor windows. Although the use of a flat roof is less than ideal, it is not

considered that this would be reason in itself to refuse planning permission given the lack of public visibility.

Bin storage and parking are also considered to be suitably sited as not to adversely impact the character and appearance of the street scene.

Subject to the suggested conditions in respect of materials detailing, the design of the proposal is acceptable, and the application accords with the relevant parts of CS policies DM1 and P3, P/E policy JP-P1, the SPD and the NPPF.

IMPACT TO RESIDENTIAL AMENITY

Paragraph 135(f) of the NPPF advises that planning decisions should seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the SPD, which states that new developments *'should be carefully designed to protect the amenity of the occupants of adjoining properties.'*

Given the established terrace which the proposed dwelling would adjoin to, surrounding occupiers are accustomed to the general separation distances between dwellings and the levels of privacy afforded. Notwithstanding, separation distances of approximately 22m would be achieved between the upper floor, rear facing windows of the proposed dwelling, and those of nos. 18 and 20 Honister Drive.

While it is noted that the previously approved dwelling did not include a rear dormer, it is also noted that a condition was not attached to the previous permission to restrict the permitted development rights of the property under Class B (of Part 1 Schedule 2 of the General Permitted Development Order (GPDO). Class B covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows. The fact that it was not deemed necessary to impose such a condition demonstrates that it was not considered that the potential construction of a rear dormer under the GPDO would lead to undue harm to the amenity of surrounding occupiers. Therefore, it is not considered that the dormer would result in undue harm to the amenity of surrounding properties.

Windows positioned on the side elevation at upper floor levels may offer unacceptable vantage points towards no.40 and are to be required to be obscurely glazed and non-opening below 1.7m.

No concerns are had in respect of overshadowing, where the infilled nature of the development, broadly following the established building line along Coniston Road, would ensure that the dwelling does not unduly overshadow or have an overbearing impact on the rear windows of any adjacent dwellings. Whilst it is noted that the proposed dwelling would sit within close proximity to the side facing windows of no. 38, these are recognised as not serving habitable rooms, and as such, the loss of light and outlook would not be unduly harmful to the occupiers of this dwelling. Similarly, whilst the proposed dwelling would site built form close to the boundary and side curtilage of no. 40, much of the private residential garden would remain unaffected and retain good access to direct sunlight, particularly given the siting of the proposed dwelling to the northwest of no. 40.

In respect of occupier amenity, each habitable room would be provided with adequate levels of natural light and outlook. The internal floor area and internal arrangement would comply with the NDSS, and whilst it is recognised that the rear yard area is particularly restricted in size, given the existence of similar arrangements within the terrace comprising similar sized dwellings, it can be considered acceptable on balance.

For the reasons outlined above, it is considered, on balance, that the proposed development would provide a satisfactory standard of residential amenity for the future occupiers of the development whilst adequately protecting the residential amenity of surrounding occupiers. On this basis, the application is considered to accord with CS policy DM1, PfE, the SPD and the NPPF.

HIGHWAYS, PARKING AND ACCESS

CS policy T2 seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Coniston Drive does not serve as a main route through the estate, with users of this stretch of highway either residents of Coniston Drive, or the immediately adjoining streets.

The proposals seek to include 1no. off-street parking space, where current Council standards would require a maximum of two parking spaces for this size of dwelling, and is subsequently acknowledged to be below standard.

In assessing this application, the Council's Highways Engineer was consulted and raised no objections given the site's semi-sustainable location within walking distance of bus routes and local amenities.

Overall, it is not considered that the failure to provide 2no. off-street parking spaces would have a detrimental impact on road safety or highway capacity.

Accordingly, it is considered that the proposal would accord with the requirements of CS policies DM1 and T2 and the NPPF.

ARBORICULTURAL AND ECOLOGICAL IMPACTS

Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's

commitment to halt decline. CS policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE policy JP-G9 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to Biodiversity Net Gain (BNG) outlined within the Environment Act (2021), the NPPF and supporting guidance documents. The provisions of the Environment Act in respect of BNG are a statutory requirement for planning applications.

It is noted that the development would comply with the self-build/custom build BNG exemption. Accordingly, it is not considered that the statutory requirement to provide 10% BNG is applicable. Notwithstanding, biodiversity enhancements are still expected as per local and national planning policy.

The site contains no significant vegetation worthy of protection and given the nature and location of the development, and the modest amenity space that would be provided, it is considered that biodiversity enhancements could be delivered through suitable landscaping and the requirement for biodiversity enhancement features such as bee bricks, bat and/or bird bricks/boxes or other similar features, which can be required via condition.

Therefore, the proposed development is considered to be satisfactory in respect of the requirements of CS policies G6 and G7, PfE and the NPPF.

DRAINAGE AND FLOOD RISK

CS policy G8 sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. The NPPF also establishes that inappropriate development in areas at risk at flooding should be avoided and that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.

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.

Full details of the proposed drainage scheme have not been provided with the application and would therefore need to be secured through condition. However, it should be noted that foul and surface water must be drained separately, and surface water should be drained in the most sustainable way in accordance with the NPPG hierarchy.

Therefore, subject to an acceptable drainage scheme being submitted to and approved by the LPA as required by a suitable condition, the requirements of CS policy G8 and the requirements of the NPPF will have been met.

LAND CONTAMINATION

CS policy G9 states that the Council will ensure that any risks arising from contaminated land or land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

Consultation has been carried out with the Council's Public Protection Officer, who notes that the site was agricultural land prior to the development of housing. On this basis the site should be relatively uncontaminated, and the Officer therefore recommends the inclusion of a condition requiring a watching brief to be maintained when carrying out the development.

Furthermore, it has been noted that the site is within 250m of a landfill, although no records as to the type of waste this landfill accepted are available, and the former landfill was redeveloped at some time in the early 1990s. Therefore, the Officer recommends a condition requiring the submission of gas protection measures prior to the commencement of development.

Subject to the suggested conditions and the carrying out of any subsequent actions in respect of the outcome of the watching brief, the requirements of CS policy G9 and the NPPF will have been met.

RECOMMENDATION

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:-

- ☐ Location & Site Plans. Dwg no. MY230325
- ☐ Elevations & Floor Plans. Dwg no. MY230325

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 Core Strategy, the Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. No development shall commence until proposals for gas protection measures, to be incorporated into the proposed building to prevent the ingress of landfill gas or ground gas, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and a Verification

Report confirming the installation of the approved protection measures shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further details will be necessary prior to commencement of any building or engineering works on site.

4. A watching brief for contamination shall be maintained when carrying out the approved development. If during any works on site contamination is suspected or found or contamination is caused, the Local Planning Authority shall be notified immediately. A suitable investigation and/or risk assessment and/or any remedial action shall be carried out in accordance with an agreed process and within agreed timescales to the approval of the Local Planning Authority. If contamination is not suspected, found or caused during development this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the Core Strategy and the National Planning Policy Framework.

5. Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and the parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter

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 EM/7 of the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: No drainage information has been submitted. Drainage infrastructure will need to be implemented prior to

commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

6. No development shall take place until details of finished floor and ground levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. 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 buildings 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, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

8. No above ground construction shall take place until the detailed design, materials and external appearance of the window and door reveals, at a scale of not less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of visual amenity and to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

10. 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 hard and soft surfaced areas including materials and a scheme for the timing / phasing of implementation works.

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 policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

11. The development hereby permitted shall not be occupied until details of the specification and location of two bird/bat boxes have been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be fully implemented prior to the first occupation of the dwelling and maintained thereafter for its intended use.

Reason: In order to secure a net enhancement in biodiversity as a result of the scheme hereby approved, and in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G9 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the side elevation facing southeast shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P! of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.