

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01168/FUL	Bob Melling	07 April 2025

Address: 54 Norden Road, Rochdale, OL11 5PN

Proposal: Erection of one dwelling with associated boundary treatments and landscaping works including replacement planting for felled Sycamore tree subject to TPO No. 074.

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?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

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

DATE: 07.04.2025

SITE

The application relates to no. 54 Norden Road, a two storey, detached dwelling located in Bamford. The original dwelling, which has since been demolished, was set

back approximately 22m from the highway and had a simple built form with orange brickwork and concrete roof tiles. It had an attached flat roof garage along the north-eastern side elevation with a detached pitched roof garage situated forward of the dwelling towards the northernmost corner of the plot. The detached garage has not been demolished and is to be retained. Originally, there were ten protected trees within the site, mostly located along the boundary of the site with Porritt Close, although several of these trees have been removed, including a Sycamore (T10 of TPO No. 074) which was removed without consent. This matter is subject to a separate investigation by the Council's Planning Enforcement department.

No. 50 Norden Road is adjacent to the southwest and nos. 37-49 Porritt Close are adjacent to the northeast. The rear boundary of the curtilage borders the rear garden of no. 3 Beechfield Close and there is open farmland across Norden Road to the northwest. The application site is identified as Defined Urban Area as designated under saved policy G/D/1 of the Rochdale Unitary Development Plan (UDP). Norden Road is characterised by a mixture of architectural styles with a low degree of uniformity.

PROPOSAL

Retrospective permission is sought for a single replacement dwelling. The proposed dwelling would be two storeys in height and characterised by hipped roof forms. It would occupy the same footprint as the development approved under application ref: 23/00130/HOUS with a similar overall form and design. The proposed dwelling would be fully rendered with a portico to the front elevation. The proposals also include a front boundary wall constructed in rustic brickwork with timber infill panels and timber entrance gates set back 5m from the highway. There would be a wide planting buffer behind the boundary wall and seven trees would be planted along the site boundaries.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) – December 2024
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:

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

Local

Adopted Rochdale Core Strategy (CS):

DM1	General development requirements
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
P3	Improving design of new development
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
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

23/00543/HOUS - Two-storey side extension, two-storey front extension, single-storey rear extension, single-storey front and side extension and new roof over resulting dwelling footprint, application of render at first floor side and rear elevations following partial demolition of existing garage. Withdrawn

23/00130/HOUS - Two-storey side extension, single-storey rear extension, two-storey front extension, and new roof over resulting dwelling footprint Resubmission of 22/00846/HOUS. Granted STC (April 2023)

22/00846/HOUS - Two-storey side extension, single-storey rear extension, two-storey front extension and new roof over resulting dwelling footprint, following demolition of existing attached garage. Refused (December 2022). Appeal Dismissed (April 2023)

95/D32179 - Single Storey Extension To Front Of Dwelling Including Formation Of Pitched Roof And Erection Of Detached Garage. Granted STC (August 1995)

CONSULTATION RESPONSES

Urban Design – **Summary:** No objections following submission of amended plans.

Tree Officer – **Summary:** The Sycamore tree removed was worthy of the TPO with moderate-high amenity value. The proposed tree planting is appropriate in terms of species, number and size.

Highways and Engineering – **Summary:** The proposed gates have been setback 5m from the highway in accordance with the suggestion made by Highways.

Lead Local Flood Authority/Drainage – No comments received at time of writing.

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. 5 letters of objection and 2 letters of support were received. The objections mostly raised concerns around the removal of a protected tree and the proposed tree planting along the site boundary with Porritt Close. It is not possible to grant consent retrospectively for the removal of a protected tree. The Greater Manchester Ecology Unit (GMEU) has confirmed that the tree was worthy of its TPO and the removal of the tree is being investigated by the Council's Planning Enforcement department. Therefore, the removal of this tree is a separate matter and is not considered under the current application. GMEU has agreed with the species, number and size of trees proposed. However, to mitigate potential loss of light and outlook for neighbouring properties, the proposed tree directly to the rear of no. 39 Porritt Close has been removed. It is not considered that the other trees along the boundary with Porritt Close, two of which would be behind the large detached garages (nos. 41 and 43 Porritt Close), would unduly harm the levels of light and outlook received by the adjacent properties. Furthermore, two of the three trees proposed along the boundary with Porritt Close are Silver Birch, which have a light canopy.

Concerns around loss of light as a result of the replacement dwelling are assessed under the heading 'Impact on Surrounding Occupiers' although it should be noted that the dwelling proposed under the current application has the same footprint and overall scale as the development approved under application ref: 23/00130/HOUS.

Other concerns regarding home insurance and impact on the foundations of neighbouring properties are not material planning considerations.

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 design of the proposed dwelling is similar to the development approved under application ref: 23/00130/HOUS. It is acknowledged that the design inspiration for the dwelling appears to have come from properties further to the south along Norden Road, but in the immediate context the dwelling as proposed would appear juxtaposed against the existing surrounding development. While the proposed dwelling would include more ornate standout features such as the portico (replicated nearby) and full rendering, amendments have been secured to ensure the boundary wall and buffer zone is more in keeping with the surrounding context. It has been agreed that the front boundary treatment will be formed from a rustic brick and a wide planting buffer has been incorporated into the plans with a dense planting ratio of a mix of evergreen and deciduous native species. It is considered that this would provide a more pleasant residential environment while softening the visual appearance of the dwelling when viewed from Norden Road.

While the increased ridge height of the front section of the dwelling is less than ideal, the visual impact would not be unduly harmful when read from street level. This determination is on the basis that there is a general lack of expansive or serial views towards the main building in most circumstances, owing to its setback position.

On balance, it is considered that the proposed dwelling would have an acceptable impact on the character of the street scene and the design of the development is considered acceptable in accordance with PfE policy JP-P1, CS policies DM1 and P3, the SPD and the NPPF.

Impact on Surrounding Occupiers

As noted above, the footprint and overall scale of the dwelling is the same as the development (extensions to the previously existing house) approved under application ref: 23/00130/HOUS. No additional first floor habitable room windows have been introduced under the current application. On this basis, it is not considered that the proposed development would unduly harm the amenity of surrounding occupiers.

To mitigate public concerns regarding the impact of the trees proposed along the site boundary with Porritt Close, an amendment was sought to remove the tree proposed to the rear of no. 39 Porritt Close. Two of the trees would be located behind a set of existing detached garages while the other would be located towards the front corner of the site. The trees behind the existing garages would be Silver Birch, which are characterised by a light canopy. The trees proposed along the boundary with no. 50 Norden Road would be located to the north of the neighbouring property between two existing trees. On this basis, it is not considered that the proposed tree planting (as amended) would have an undue impact on the levels of light and outlook enjoyed by neighbouring properties. Notwithstanding this, it is noted that tree planting does not require planning permission and therefore trees could be planted without consent in any location within the curtilage of the application property.

Overall, 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. While concerns were raised regarding the access gates, the plans have been amended to setback the gates 5m from the highway in order to mitigate potential highway safety risks. 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 proposals include detailed plans for the planting of 8 trees along the front and side boundaries and a landscaped buffer zone behind the front boundary with evergreen and deciduous native species.

The Greater Manchester Ecology Unit (GMEU) has been consulted on the proposal and is satisfied with the proposed tree planting in terms of species, number and size.

The proposals also include a scheme of biodiversity enhancement measures including two bird boxes and one bat box, in accordance with CS policy G7, PfE policy JP-G8 and the NPPF.

Drainage and Flood Risk

The drainage of the proposed dwelling and site would utilise the existing infrastructure and therefore a condition requiring a drainage scheme is not considered to be necessary. The applicant has confirmed that areas of hardstanding would use permeable materials.

It is therefore considered that 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.

RECOMMENDATION

GRANT subject to the following conditions:

1. This permission relates to the following plans:-
 - Proposed Site Plan. Dwg no. 07. Rev G
 - Proposed Ground First And Attic Floor Plans. Dwg no. 13. Rev D
 - Proposed Elevations (Retrospective Planning Application). Dwg no. 14. Rev D
 - 'Tree Planting Mitigation Plan & Aftercare' prepared by Tree Care Consultancy Arboricultural Consultants. Report Reference: 2157-1. Amended April 2025

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.

2. The materials used in the construction of the development hereby permitted shall be in accordance with the 'Materials Schedule' prepared by Northern Design (revised March 2025) unless otherwise approved in writing by the Local Planning Authority. This includes a requirement to use original Cheshire reclaimed bricks for the proposed front boundary wall.

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.

3. Prior to the first occupation of the dwelling hereby approved, the biodiversity enhancement measures (bird / bat boxes) indicated on the approved drawings shall be installed and retained as approved at all times thereafter.

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.

4. The approved landscaping details shall be implemented in full no later than the end of the first planting season after the development is substantially completed in full accordance with the duly approved details shown on drawing number 07 rev G (amended 07/04/2025) and the 'Tree Planting

Mitigation Plan & Aftercare' prepared by Tree Care Consultancy Arboricultural Consultants (amended April 2025). Any trees, shrubs or hedgerow planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become severely diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedge planting of a similar size and species (or another suitable species) to those originally required to be planted.

Reason: In order to protect the visual amenity of the area 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.

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- A Tree Preservation Order (TPO) is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Anyone found guilty of such an offence is liable. It is not possible to grant consent retrospectively for the felling of a protected tree and therefore the felling of Sycamore T10 within TPO No. 074 is a separate matter which is being investigated by the Council's Planning Enforcement department.

Report Author Bob Melling