

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
25/00511/ANM	Claire Ringwood	13 th August 2025

Address: Land Off Whitworth Road And Grasmere Street, Rochdale

Proposal: Non-material amendment to planning permission 22/00466/FUL for internal reconfigurations, alterations to some windows, the incorporation of smoke actuated rooflights, solar panels and timber cladding

PUBLICITY	Weekly list expired?	Y	Site Notice expired?	N/A
	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/A	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
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CHECKED AND SIGNED OFF BY: TH **DATE:** 15/08/2025

SITE

The application relates to three parcels of land to the east side of Whitworth Road and along Grasmere Street. Development is currently under way following planning permission 22/00466/FUL for the construction of 14 flats.

The site is within the Defined Urban Area (Policy G/D/1) as identified in the Proposals Map of the saved UDP.

PROPOSAL

The application was originally submitted as a S73 application however, following an assessment of the proposed changes, officers considered that the amendments were minor enough to be dealt with by way of a non-material amendment.

The application now proposes a non-material amendment to planning permission 22/00466/FUL relating to Condition 2 (approved plans) and Condition 8 (materials) in regard to internal reconfigurations, alterations to some windows, the incorporation of smoke actuated rooflights, solar panels and timber cladding in order to deliver a more energy efficient scheme.

Condition 2 of planning permission 22/00466/FUL read:

This permission relates to the following plans:

- a) Location Plan drawing no 3000
- b) Proposed Site Plan drawing no 3010 P03
- c) Proposed Boundary Treatment drawing no 3011 P02
- d) Block A Plans drawing no 3511 P02
- e) Block A Elevations drawing no 3512 P02
- f) Block B Plans & Elevations drawing no 3521 P02
- g) Block C Plans & Elevations drawing no 3531 P02
- h) Proposed Street Elevations drawing no 3201 P01
- i) Proposed 3D Perspectives drawing no 3501 P01

The development shall be carried out in accordance with the drawings/documents hereby approved.

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

Condition 8 of planning permission 22/00466/FUL read:

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 buildings and the boundary treatments 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

The applicant has stated that the reason for the amendments is to provide a better standard of living, to deliver net zero buildings and addressing climate change as highlighted throughout the NPPF.

PLANS AND DOCUMENTS SUBMITTED

The following plans were submitted on 19th May 2025:

Covering letter

Drawing No: P-315-3-015A - Proposed Site Plan

Drawing No: P-315-3-100A - Block A – Floor Plans

Drawing No: P-315-3-101B - Block B & C – Floor Plans

Drawing No: P-315-3-300C - Block A – Elevations

Drawing No: P-315-3-301C - Block B – Elevations

Drawing No: P-315-3-302C - Block C – Elevations

Drawing No: P-315-3-310B - Street Elevations

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

22/00466/FUL - Erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping. Approved 21/03/2024.

24/00411/DOC - Discharge of conditions 10 (NIA), 11 (CEMP), 12 (Photographic Road Survey), 14 (Site Investigation) and 15 (FFL) of planning permission 22/00466/FUL (Erection of 3 blocks (1 no. single storey and 2 no. two storey) of 14 no. 1 bedroom apartments (Use Class C3) including associated landscaping). Request completed 12/08/2024.

24/00594/DOC - Discharge of condition 8 (materials) of planning permission 22/00466/FUL. Request completed 15/08/2024.

24/00874/DOC - Discharge of conditions 3 (drainage scheme), 4 (drainage management scheme), 8 (materials samples), 13 (hardstanding details) and 16 (biodiversity enhancements) of planning permission 22/00466/FUL. Request completed 08/11/2024.

24/01233/DOC - Discharge of condition 8 (material samples) of planning permission 22/00466/FUL. Request completed 10/02/2025.

SUMMARY OF CONSULTATION RESPONSES

As the application was originally submitted as a S73 application it was publicised with a site notice, a press notice and neighbour notification letters. One letter of objection has been received raising various concerns relating to the behaviour of the builders, parking issues, future occupiers of the site and the digital signage. The objector has some health issues and has advised the development is adding to their stress levels.

Officers acknowledge the comments received however, as planning permission has already been granted, only the amendments as proposed can be considered. For this reason, the amendments as proposed are not considered to impact on the residents of neighbouring properties and the digital signage is a separate matter to the planning application.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved details are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority should take into account:

The effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

Assessment of the non-material amendment

The external amendments include the use of timber cladding to a section of each elevation of each block which is not considered to impact on the character and appearance of the development. The PV panels will be located on sections of the roof of all three blocks and although these will be visible, they will provide a benefit to the scheme in terms of its energy efficiency as will be amendments to windows.

Internally the amendments incorporate utility areas and storage which do reduce the overall size of the majority of the bedrooms from double to single rooms however, the scheme was intended for single occupancy and the rooms remain within the minimum space requirements as set out in the NDSS whilst delivering a more energy efficient scheme by introducing MVHR units (Mechanical Ventilation with Heat Recovery).

Block A shows Flat 1 on the ground floor as having two windows to the bedroom. One is noted on the plans as being obscure glazed for privacy reasons, this is as approved and is secured by Condition 20 of planning permission 22/00466/FUL.

For the reasons given above, officers are of the opinion that the amendments would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following conditions:

1. This permission relates to the following drawing:

Drawing No: P-315-3-015A - Proposed Site Plan
Drawing No: P-315-3-100A - Block A – Floor Plans
Drawing No: P-315-3-101B - Block B & C – Floor Plans
Drawing No: P-315-3-300C - Block A – Elevations
Drawing No: P-315-3-301C - Block B – Elevations
Drawing No: P-315-3-302C - Block C – Elevations
Drawing No: P-315-3-310B - Street Elevations

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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2. The development shall be implemented solely in accordance with the approved Drawing No: P-315-3-300C - Block A – Elevations, Drawing No: P-315-3-301C - Block B – Elevations, Drawing No: P-315-3-302C - Block C – Elevations and Drawing No: P-315-3-310B - Street Elevations.

Reason: To protect visual amenity and ensure the new development responds positively to the listed building, its setting, local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 22/00466/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.

Report Author Claire Ringwood