

APPLICATION NUMBER: 25/00776/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00776/VRCON

CASE OFFICER
Nick Brookman

DATE
16 October 2025

DETERMINATION DATE (EXTENSION OF TIME)

11 November 2025

Address: Land at Hillbank Street and Church Avenue, Middleton, M24 2RB

Proposal: Section 73 application to vary Condition 2 (Approved Plans) of planning permission 24/00959/FUL in order to make amendments to Plot 2 comprising an increase in the ground floor area

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/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

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

DATE: 07/11/2025

SITE

The application site comprises two parcels of land which are privately owned and formerly occupied as singular garage plots. The application site now benefits from full planning permission for 5 dwellings owing to the approval of application 24/00959/FUL.

The two plots are located approximately 4km to the north of Middleton Town Centre and 6.5km to the south of Rochdale Town Centre.

The surrounding area is virtually entirely residential with properties to the north, south and west. The east of the application site is currently open land which is presumed to be used for agricultural purposes although this land is now allocated to deliver a large mixed-use development through the recently adopted Places for Everyone Development Plan. The allocation refers to Policy JP Allocation 2 known as Stakehill and the 2 parcels of land were recently released from the Greenbelt under Places for Everyone.

Land to the east of the smaller parcel of land subject to this application was recently granted permission in principle under application 24/00969/PIP for the erection of up to 5 dwellings.

The application site is not located within a Conservation Area but it is in close proximity to the Church of St John in the east which is Grade II Listed.

The closest bus stop is located within a 2-minute walk which provides bus service through Rochdale to Manchester city centre. The closest railway station is Castleton which lies approximately 1.1km north of both plots.

There are a number of local amenities within ten-minute walk, including a local food store, a petrol garage, school, church and public house.

PROPOSAL

This application seeks to vary condition 2 (Approved Plans) of planning permission 24/00959/FUL in order to make amendments to Plot 2 comprising an increase in the ground floor area.

The application originally sought to vary condition 2 (Approved Plans) of planning permission 24/00959/FUL in order to make amendments to the scheme comprising of the inclusion of 4 no dormers to the approved loft rooms in Plots 2, 3, 4 and 5 as well as increasing the ground floor area to the rear of plot 2.

The proposed dormers for each of plots 2, 3, 4 and 5 would all have matched in terms of design, massing and appearance. The dormers were also proposed to be sat just below the roof ridge and they would have comprised a dual pitched roof and one window opening. They were however removed from the scheme all together as Planning Officers considered their design and appearance to ultimately be unacceptable additions to the host dwellings.

Accordingly, the only variation to the approved plans now forming part of this application is the proposed increase in the approved ground floor area of this plot. This proposed increase in floor area would project 3m beyond the approved rear elevation and the development would measure approximately 3.2m high to the flat roof. The development would be constructed in matching brick to the originally

approved dwellinghouse and it would include one large window opening on the rear elevation.

RELEVANT PLANNING POLICY

National Guidance

- National Planning Policy Framework (NPPF) 2024
- National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

SO3 Improving Design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

DM1 General Development Requirements

Supplementary Planning Documents (SPD):

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

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

RELEVANT SITE HISTORY

25/00878/DOC - Submission of details to comply with conditions 7 (Soft Landscaping), 9 (Drainage), 10 (CMP), 11 (Dilapidation Survey) and 12 (Investigation and Risk Assessment) on planning permission 24/00959/FUL – Pending Determination.

25/00574/DOC - Submission of details to comply with conditions 3 (material samples), 5 (boundary treatments), 6 (hard landscaping) and 13 (invasive species) on planning permission 24/00959/FUL – Pending Determination.

24/00959/FUL - Erection of 5 no. dwellinghouses with associated landscaping and car parking following the demolition of existing garages – Approved subject to conditions 6th May 2025.

PREAPP/00089/23 – Pre-application advice for the erection of 7 dwellings with associated parking and landscaping on two parcels of land.

NEIGHBOURING SITE HISTORY

25/00681/TDC1 - Submission of Technical Details pursuant to Permission in Principle application 24/00969/PIP for the erection of 5no. dwellinghouses with associated access, landscaping and car parking – Pending determination.

24/00969/PIP – Permission in principle for the erection of up to 5 dwellings – approved 12th November 2024.

23/00650/HYBR - Hybrid planning application (EIA development) seeking:

1. Full Planning permission for the erection of residential development of 233 dwellings (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure
2. Outline planning permission with access (all other matters reserved) for residential development of up to 1147 dwellings (Use Class C3), mixed-use development, land for primary school extension, local centre and MUGA, landscaping, and supporting infrastructure

This application is pending determination.

CONSULTATION RESPONSES

No statutory consultation was necessary for the proposed development / application.

REPRESENTATIONS

Letters of notification were initially sent to the occupiers of surrounding properties on 4th September 2025 however due to an administrative error those letters were never issued. Accordingly, these letters were re-issued on the 16th October 2025.

Two site notices were posted on 12th September 2025 (one adjacent to each parcel of land associated with the application site).

Three public objections were received which raised the following concerns:

1. The proposed increase in height will result in unacceptable overshadowing of the portion of the garden and paved area towards the rear of neighbouring houses.
2. The additional bulk and elevation of the structure will reduce daylight and sunlight for neighbouring properties thereby unacceptably detracting from the enjoyment and use of the outdoor amenity space.
3. The increase in ridge height and bulk of the proposed amended plans is materially greater than the original approved scheme, altering the relationship between the existing development and neighbouring properties. The scale of the extension will dominate the garden of the neighbouring property.
4. Allowing the height increase would set a precedent for further departures in massing, potentially altering the character of the area.

ANALYSIS

Principle

The principle of the residential development of the application site has already been established through the approval of planning application 24/00959/FUL.

The proposed development subject to this application is therefore accepted in principle subject to satisfying all other relevant material considerations which in this instance relate to design, appearance and impacts on residential / neighbouring amenity.

Design and Appearance

Paragraph 131 of the NPPF states that *“the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve”*. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The National Design Guide (NDG) states that *“The long-standing, fundamental principles for good design are that is it: fit for purpose; durable; and brings delight”*. The NDG advises that scale, appearance materiality and detailing of buildings are key components for well-designed places. The Building for a Healthy Life guidance document states that building forms and materials should be used to reflect local character.

The above considerations are largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy which ultimately require development proposals to demonstrate high quality design.

CS Policy P1 sets out that high quality design will be required in all new developments, requiring that under-used land and buildings are re-used and creating people-friendly and safe environments. CS Policy C3 requires new development to adhere to high standards of design, respecting context (scale, density, massing, height, layout and contributing positively to the townscape. CS Policy DM1 states that all development proposals should be of a high quality design and take the opportunity to enhance the quality of the area.

The proposed single storey addition and increase in floor area to the rear of plot 2 would be constructed of matching materials and it would remain subservient to the host dwelling. Plots 4 and 5 as originally approved already benefit from similar single storey projections to the rear and the proposed works here are of an almost identical design. The development is sited to the rear of the property and the design would not result in due harm to the character of the area or the dwelling itself.

It is considered that the proposal would satisfy the overarching aims and objectives set out in local and national design guidance in addition to Policies P1, P2, P3 and DM1 of the adopted Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Residential and Neighbouring Amenity

Paragraph 135 of the NPPF states planning decisions should create places which are ‘safe, inclusive, and accessible, promote health and well-being, with a high standard of amenity for existing and future occupiers’.

CS Policy DM1 requires development to demonstrate that it does not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The scheme is compliant with the Council's Guidelines and Standards for Residential Development SPD.

Given the scale, massing, design, location and orientation of the proposed development, the proposal would not unduly impact the amenity of the occupants of neighbouring properties or the application property in accordance with Policy DM1 of the Core Strategy, the SPD and the NPPF.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of planning permission 24/00959/FUL issued on 6th May 2025.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents:

- ☐ Location Plan Drawing No 2501-203C
- ☐ Hillbank Street Proposed Site Plan Drawing No 2501-202C
- ☐ Church Avenue Proposed Site Plan Drawing No 2501-201B
- ☐ Plot 1 Proposed Elevations (Hillbank Street) Drawing No 2501-306
- ☐ Plot 1 Proposed Floor Plans (Hillbank Street) Drawing No 2501-305
- ☐ Plot 2 Proposed Elevations (Hillbank Street) Drawing No 2510-308A
- ☐ Plot 2 Proposed Floor Plans (Hillbank Street) Drawing No 2510-307A
- ☐ Plot 3 Proposed Elevations (Hillbank Street) Drawing No 2501-304A
- ☐ Plot 3 Proposed Floor Plans (Hillbank Street) Drawing No 2501-303A
- ☐ Plot 4 and 5 Proposed Elevations (Church Avenue) Drawing No 2501-402A
- ☐ Plot 4 and 5 Proposed Floor Plans (Church Avenue) Drawing No 2501-401A
- ☐ Generic Details Drawing No 2501-403
- ☐ Material Schedule Referenced 2501/JW dated 3rd March 2025
- ☐ Phase 1 Contaminated Land Assessment Referenced 81844.01R1
- ☐ Heritage Statement dated January 2025
- ☐ Revised Arboricultural Method Statement
- ☐ Preliminary Ecological Appraisal and BNG Report V2 dated 13 February 2025
- ☐ Sustainable Drainage Assessment Referenced 81844R1

and the development shall be carried out in accordance with these details 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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The materials to be used in the construction of the development hereby approved shall be those as approved under discharge of condition application 25/00574/DOC issued on the 5th November 2025.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the

interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

4. Notwithstanding any details shown on previously submitted plans, upper floor windows to the rear elevation windows of Plot 1 as identified on the submitted Drawing 'Plot 1 Elevations as Proposed Drawing No 2501-306 (Hillbank Street)' shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of the privacy of occupiers of neighbouring properties and their residential gardens to the south.

5. The boundary treatments to be used in the construction of the development hereby approved shall be those as approved under discharge of condition application 25/00574/DOC issued on the 5th November 2025. The development hereby approved shall not be occupied before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

6. The hard landscaping details to be used in the construction of the development hereby approved shall be those as approved under discharge of condition application 25/00574/DOC issued on the 5th November 2025. All works shall be undertaken strictly in accordance with the details as approved and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and to comply with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

7. Prior to the commencement of development, a detailed soft landscaping scheme and specification shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall indicate the types and numbers of trees, plants and shrubs to be planted, their distribution and arrangement on the site and those areas to be seeded.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

8. Pursuant to Condition 7, all proposed planting shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any trees, plants or shrubs which within a period of 5 years from the completion of the

development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

9. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

10. Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the Council, as Local Planning Authority, which for the avoidance of doubt should include:

- ☐ Display of an emergency contact number;
- ☐ Details of Wheel Washing;
- ☐ Dust Management Plan;
- ☐ Compound locations where relevant;
- ☐ Location, removal and recycling of waste;
- ☐ Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- ☐ Parking of construction vehicles and staff.

The development shall be carried out in accordance with the approved construction management plan throughout the construction period.

Reason: To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. Prior to the commencement of development, a highway dilapidation survey of all highways fronting and in the vicinity of the two application sites shall be undertaken and be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, this should include photographs and commentary on the condition of the local highways and footways on construction vehicle routes surrounding the site.

Reason: In the interests of highway safety and to ensure the functionality of the wider highway network in accordance with the Core Strategy policy T2 and the National Planning Policy Framework.

12. Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:
 - i) a survey of the extent, scale and nature of contamination
 - ii) an assessment of the potential risks to:
 - ☐ human health,
 - ☐ property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - ☐ adjoining land,
 - ☐ groundwaters and surface waters,
 - ☐ ecological systems,
 - ☐ archaeological sites and ancient monuments;
 - iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.

Reason: To ensure the safety of the development in accordance adopted Rochdale Core Strategy policy G9 and the National Planning Policy Framework.

13. All earthworks and vegetation clearance shall take place in accordance with the Japanese Knotweed Site Survey and Management Plan referenced JKE13601 Version 1 as approved under discharge of condition application 25/00574/DOC issued on the 5th November 2025. The agreed method statement shall be adhered to and implemented in full.

Reason: To eradicate invasive species and protect the biodiversity of the area.

14. No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale Core Strategy.

15. No site clearance shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of PfE and the National Planning Policy Framework.

16. The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks are submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained 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 and the National Planning Policy Framework.

17. The proposed development must be constructed in line with the requirements of the submitted and approved Noise Assessment submitted by Enviro Solution on 16 January 2025 to achieve the following internal and external noise levels:

- ☐ 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- ☐ 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- ☐ 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- ☐ 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- ☐ Noise in external amenity areas shall not exceed 55 dB(A).

Upon completion and prior to occupation of the development hereby permitted, validation testing must be carried out to ensure the required noise levels have been achieved, the details of which shall be submitted to and approved in writing by the LPA prior to first occupation of the apartment hereby approved.

Reason: To protect the amenity of future occupiers in accordance with Policy G9 of the Rochdale Core Strategy.

18. All construction work associated with the development hereby permitted shall only take place between 08:00am and 18:00pm on Mondays to Fridays, between 09:00am and 14:00pm on Saturdays and not on Sundays or Bank or other National Public Holidays.

Reason: In the interests of the amenity of the area and adjoining and nearby residential properties.

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.

Report Author Nick Brookman