

APPLICATION NUMBER: 25/00378/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00378/VRCON

CASE OFFICER

Sam Yuen

DETERMINATION DATE 25.06.2025 **EXT OF TIME** 21.07.2025

Address: 7 Heald Close, Rochdale, OL12 7HJ

Proposal: Application to vary condition 2 and remove condition 3 of planning permission 24/00765/HOUS (Two storey rear/single storey side and rear extension together with levelling of front garden and rear raised platform and steps following partial demolition of existing garage) with material alterations from brick to white render.

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

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RC

DATE: 21/07/25

SITE

The application relates to no. 7 Heald Close, a two-storey detached dwelling located in Shawclough. The dwelling is adjacent to no. 5 Heald Close to the east, adjacent to no. 9 Heald Close to the west, and faces the highway to the north. The property comprises a large rear curtilage which falls away towards the south and borders the rear curtilages of nos. 11, 13 and 15 Shawclough Way.

PROPOSAL

Planning permission is sought to vary Condition 2 and to remove Condition 3 of the planning permission 24/00765/HOUS. The proposed changes relate to the alteration of the material of the single-storey side and rear extension from matching brickwork to white render, the omission of the ground-floor bi-fold doors to the east-facing side elevation and the reduction in width of the rear-facing bi-fold doors.

Photographs have been provided with the application to evidence that the development has commenced.

RELEVANT PLANNING POLICY

National Guidance

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

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

Adopted Rochdale Core Strategy (CS):

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

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

24/00765/HOUS - Two storey rear/single storey side and rear extension together with levelling of front garden and rear raised platform and steps following partial demolition of existing garage – Grant subject to conditions

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following representations:

- ☐ The change in materials will be out of keeping with the surrounding properties.
- ☐ The removal of the garage will increase parking safety issues on the street.
- ☐ The increase in height of the rear garden would reduce privacy.
- ☐ The removal of trees is not environmentally friendly and not in keeping with the character of the area.

Officer's Comments:

- ☐ Concerns regarding materials are addressed under the 'Design and Appearance' heading of the report.
- ☐ Removal of the garage is already permitted under application 24/00765/HOUS. Matters relating the impact of its removal and raised platforms have been addressed in the Officer's report for that application.
- ☐ The proposed plans do not indicate the removal of existing trees.

ANALYSIS

Design and Appearance

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 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 use of white render to the single-storey side and rear extension would appear materially different to the established use of brickwork and stone in the surrounding street scene. It is noted the use of render is present on a number of properties in adjacent Heald Drive, though it is unclear whether such works benefits from planning permission. Notwithstanding, by virtue of its rear siting, the extension would not be readily visible from the highway and the visible parts of the development, namely the garage front elevation, do

not occupy an area so great as to result in undue visual harm. In any event, a planning condition has been recommended to ensure a suitable and sympathetic shade of render is applied.

No concerns are had with the proposed fenestration, which are sized and positioned appropriately to the rear elevation.

Subject to condition requiring material samples, the design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the PfE and the NPPF.

Residential Amenity

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.

No undue overlooking impacts have been identified with regard to the amended fenestration and the proposal therefore accords with Policy DM1 of the adopted CS, the SPD and the NPPF.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. The permission relates to the following plans:

- ☐ Proposed Floor Plans – drawing no. A130_L(00)010 received 17/07/2025
- ☐ Proposed Front and Rear Elevations – drawing no. A130_L(00)008, revision A, received 21/07/2025
- ☐ Proposed Side Elevations – drawing no. A130_L(00)009 received 17/07/2025

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.

2. 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 building(s) 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 Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted 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.

Report Author Sam Yuen