

PLANNING & HERITAGE STATEMENT

Application Ref: PL/2026/0155

Stable Hills, Chadwick Hall Road, Rochdale, OL11 4DJ

Proposal: Detached Garage with Storage/Loft Space

1. Site Location and Context

The application site relates to Stable Hills, Chadwick Hall Road, Rochdale. The site comprises a detached dwelling set within a large, well-defined plot in a semi-rural setting.

The surrounding area is characterised by low-density residential development, generous spacing, and a mix of historic and modern properties.

The site is not within a Conservation Area; however, it lies in proximity to Hill House, a Listed Building, whose setting is a key material consideration.

The host dwelling is considered a Non-Designated Heritage Asset contributing positively to the local character.

2. Historical Background and Significance

Historic mapping shows the site has evolved from open land (1959) to its current residential form (2019).

This demonstrates a pattern of ancillary structures within large plots and supports the appropriateness of additional outbuildings.

The significance of the site derives from its spacious setting and contribution to the semi-rural character of Chadwick Hall Road.

Hill House derives its significance from its architectural and historic value, with its setting forming an important component of that significance.

3. Description of the Proposed Development

The proposal seeks permission for a detached garage with associated loft/storage space within the side garden.

The structure is detached, modest in scale, and clearly ancillary to the main dwelling.

It provides multi-vehicle storage at ground floor with a loft above, and uses stone-coloured cladding to match the existing dwelling along with a simple roof form.

4. Impact on Heritage Assets

The proposal preserves the significance of the host dwelling by retaining its form and ensuring the garage remains subordinate.

The impact on the setting of Hill House has been carefully assessed.

The garage is located within a side garden, is not prominent in wider views, and does not interrupt key sightlines.

The spacious character of the area is maintained, ensuring no harm to the setting of the listed building.

The proposal therefore results in no harm in accordance with NPPF paragraphs 199–208.

5. Design Approach and Materials

The design is simple and functional, reflecting the character of the host dwelling.

Materials are sympathetic, ensuring the building integrates into the site without drawing undue attention.

6. Trees and TPO 278

The site is subject to Tree Preservation Order No. 278.

Protected trees are primarily located along site boundaries.

The proposal avoids all protected trees and requires no removal.

The layout retains the landscape character and ensures no adverse impact on visual amenity.

7. Arboricultural Note

The development is located within an open area away from key root protection zones.

Construction will follow BS5837:2012 with protective fencing where required.

The proposal is arboriculturally acceptable.

8. Access and Highways

The proposal does not alter existing access arrangements.

The site is served by a private access and does not impact the adopted highway.

A nearby public footpath does not cross the site and remains unaffected.

9. Planning Policy Context

The proposal complies with the National Planning Policy Framework, particularly Sections 12 and 16.

It preserves heritage assets, maintains character, and represents appropriate development.

10. Conclusion

The proposed development has been carefully designed with regard to heritage, trees, and site context.

It preserves the significance of the host dwelling and the setting of Hill House.

There is no harm arising from the proposal, and it complies with planning policy.

The application should therefore be approved.