

Officer Report

Case Reference: PL/2025/1239
Location: STANDRINGS, BAGSLATE MOOR ROAD, ROCHDALE, OL11 5XT
Proposal: Formation of new access off Greenview drive including dropped kerb with installation of new access gate and alteration to boundary wall
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to Standrings, a large Grade-II listed two-storey detached dwelling occupying the corner plot at the junction of Bagslate Moor Road and Greenview Drive in Norden. The area subject to the proposed works relates to the east-facing boundary wall to the south-east corner of the rear curtilage.

The dwelling, also known as Standrings House, was built in 1791 and was originally a moorland farmstead, later converted to a gentleman's residence in the 1930s. Its original form was that of a laithe house, a typical Pennine building type with house and barn attached. The original barn has since been subject to numerous alterations over time and was gentrified in the 1930s, along with the enlargement of the surrounding grounds; the dwelling now has a residential and domestic character. The large front garden faces Bagslate Moor Road and is enclosed by stone walls and mature landscaping.

The rear garden is circa 96m long and 81m wide and contains several greenhouses and a single storey outbuilding which lies towards the east facing boundary. The east facing boundary is bounded by a high stone wall, a later addition built as part of the residential development of Greenview Drive. The rear garden shares a boundary with Rochdale Golf Club to the west, no. 14 Greenview Drive to the south and overlooking its east facing boundary lies nos. 7 to 13 Greenview Drive.

The property is served by two gated access: one from Bagslate Moor Road and another from Greenview Drive close to the junction. There is currently no direct vehicular access into the rear garden.

The grounds of the property is populated with trees under Tree Preservation Orders. Within the vicinity of the area subject to the proposed works lies a Horse Chestnut tree under TPO165.

PROPOSAL DESCRIPTION

Planning permission is sought for the formation of a vehicle access at the southern end of the site from Greenview Drive. The proposed access, as amended, would result in an opening in the

existing stone boundary wall and the erection of a 1.74m-high timber gate which is set back by 4.44m.

The submitted plans also indicate the construction of block paving to facilitate the new access, covering an area measuring 9.26m in depth and a maximum 10.25m in width.

The application was submitted alongside listed building consent (ref: PL/2026/0050) for the same works.

RELEVANT HISTORY

PL/2026/0050 - Formation of new access off Greenview drive including dropped kerb with installation of new access gate and alteration to boundary wall – To be determined at the time of writing

16/00694/LBC - Demolition of former stables – Refuse

Officer's Comment:

1. The outbuilding within the rear garden of Standrings House contributes to its setting and is an important reminder of the gentrification process which occurred in the 1930s. The demolition of the outbuilding would undermine the historic appreciation of the house and dilute its status, and as a result would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by public benefits. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

15/00987/OUT - Outline application (including means of access and layout) for residential development (3 dwellings) to include the demolition of the outbuildings and the partial demolition of the boundary wall - Resubmission of 14/01084/OUT

Officer's Comments:

1. The application proposes three large detached dwellings within the rear garden of Standrings House, which is a Grade II listed building. The rear garden of Standrings House and the mature trees within it contribute positively to its setting, and the proposed development would appreciably reduce the sense of space around the listed building and would challenge and compete with it. As such, the development would undermine the historic appreciation of the house and dilute its status, and so would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by the limited public benefits of the scheme. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

2. The proposal would involve the felling of 4 trees subject to Tree Preservation Order 165 and 28 individual non-protected trees. It is considered that the loss of these trees would be detrimental to the visual amenity of the area and its character. As such the proposal is contrary to policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. From the information submitted with the application, the site potentially offers a suitable habitat for bats. The submitted bat surveys (dated April 2014 and May 2015) are considered to be out of date and as such, inadequate evidence has been submitted to demonstrate that there would not be a material adverse effect on bats which are a protected species, contrary to policy G7 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

14/01084/OUT - Outline application (all matters reserved) residential development (6 dwellings)
– Withdrawn

98/D35817 - Residential Development-Twenty Seven Dwellings And Garages With Public Open Space. - Grant subject to conditions

98/D35579 - Residential Development, Including Public Open Space With Means Of Access From Bagslate Moor Road (Opposite 4-6A) And Edenfield Road (East Of Palatine Road) – Grant subject to conditions

CONSULTEE RESPONSES

Conservation and Design

Whilst no heritage objections are had to the principle of the proposed gates in this location, the gates would appear unduly imposing and elaborate for their position and the intended use to provide occasional garden access. They would not appear subordinate to the existing entrance and would confuse the hierarchy of entrances and approaches to the listed building. This would result in a degree of less than substantial harm as the principal entrance is no longer apparent.

UPDATE:

Following the submission of revised plans showing a timber gate of a reduced height, no objections are had with the proposed plans.

Highways and Engineering

Highways have no objection to these proposals which will have little impact upon the highway.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted within the vicinity of the site. Two supporting letters and two objection letters were received with the following representations:

Support:

- The proposal is modest in scale and would not negatively impact on the character of the surrounding area.
- The proposal is of a high-quality and sustainable design and would positively contribute to local character.

Object:

- It is unclear why this application was made.
- There is conflicting information for the proposed use of the access, with one stating for garden management purposes and another for a proposed dwelling.
- The application appears to be a forerunner to an application for an erection of a new dwelling; similar past proposals have been refused.
- The proposal would result in the demolition of the stone outbuilding which is of local heritage value.
- Concerns relating to impact to protected bats.
- Any faults with the electric gates may result in guard dogs escaping and accessing the adjacent estate.

Officer's Comments:

- Concerns relating to the intended use of the proposal are addressed under the 'Other Considerations' heading of the report.
- Concerns relating to heritage impact on the nearby outbuilding are addressed under the 'Heritage' heading of the report.
- Concerns relating to impact to protected species are addressed under the 'Other Considerations' heading of the report.
- Personal circumstances relating to house pets are not material planning considerations.

POLICY

National

National Planning Policy Framework (NPPF)

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:

Policy JP-G7 Trees and Woodland

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

P2 Protecting and Enhancing Character, Landscape and Heritage

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

AMENDMENTS

Following concerns raised by the Conservation Officer, amendments were made to the design of the gate from wrought iron to a timber gate design and to reduce to height to from 2.7m to 1.74m. The piers flanking the gate have also been omitted with the proposed plans.

DESIGN AND HERITAGE

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 P/E Policy JP-P1 and Core Strategy Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states, "in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Policy JP-P2 of the adopted Places for Everyone and Policy P2 of the adopted Rochdale Core Strategy strives to protect the borough's heritage by conserving, enhancing and promoting key

heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Paragraph 210 of the NPPF states, “in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 212 of the NPPF states, “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 of the NPPF states “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

The proposal seeks to create a gated access to the existing east-facing stone boundary wall located at the foot of the rear garden space. Standrings House is a vernacular laithe house typical of the Pennines region and is designated as a Grade-II listed building; this listing includes the curtilage of the dwelling as defined by the high stone wall which surround the site.

Historic maps from 1851 to 1947 submitted as part of the Heritage Statement indicates Standrings House set to a small curtilage with agricultural fields to the south. Subsequent historic maps from 1950s onwards indicate much larger grounds with formal gardens, a tennis courts and new outbuildings. The boundary wall was constructed as part of the residential development which line Greenview Drive, likely following the original 1998 permission. As a modern addition to the host property, it is of no historic or architectural interest and heritage value. Whilst the area surrounding Standrings has evidently been urbanised with newbuild residential dwellings, there has been clear attempt to delineate the listed building from the surrounding context.

The submitted revised Design and Access Statement and Heritage Statement have clarified the proposed gates would form occasional access to the rear garden for garden management purposes. The development site is located some distance away from the listed building, and views of the building from this location is limited by virtue of the high stone wall and extensive landscaping.

Following concerns from the Conservation Officer regarding the scale and design of the gate, the applicant has amended the plans to show a scaled down timber gate design which would respect the existing hierarchy of entrances to the host dwelling and appear subordinate.

The submitted plans and supporting statement confirm no alterations or removal of the existing nearby outbuilding. As such, no heritage harm has been identified with regard to this structure.

The proposed works therefore would have a neutral impact on the significance of the Grade-II listed Standrings House and would be acceptable in accordance with Policies DM1, P2 and P3 of the Core Strategy, Policies JP-P1 and JP-P2 of the adopted PfE and the NPPF.

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 amenity impacts have been identified with regard to the proposed gate access which will not result in undue overbearing or overshadowing impacts to neighbouring properties.

The proposal would therefore be in accordance with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposal would introduce a new vehicle access to Greenview Drive, which would comprise a sufficient visibility splay and is not considered to result in adverse impact to highway safety. The existing parking arrangements would not be affected by the proposed works. It is also noted the Council's Highways Officer has raised no objection to the proposed plans.

The proposal would therefore have an acceptable impact to highway safety, in accordance with Policies DM1 and T2 of the adopted Core Strategy and the NPPF.

OTHER CONSIDERATIONS

The proposed works would not impact on the existing Horse Chestnut tree (T52 under TPO165) and thus no concerns are had to the impact on protected trees.

The submitted plans confirmed that the existing outbuilding would not be altered or removed. As such, there are no concerns with regard to the potential impact on protected species which may reside in the structure.

Objections have been raised with regard to the intentions behind the proposal. Representations have suggested the proposal would form as a forerunner to future proposal for a new dwelling. Whilst it is acknowledged previous planning applications have been submitted for residential development, it is important that each application is determined on its individual merits. The current proposed plans do not indicate the erection of a dwelling and therefore is not relevant to the above assessment. In the event an application for a residential development is put forward, it would be subject to its own determination process and assessment against the relevant planning policies.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and as required to be imposed by Section91(1) of the Town & Country Planning Act 1990 as amended.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan, Existing and Proposed Site Plan - drawing no. 3.1.103 Rev. A received 21/01/2026
- Proposed Site Plan - drawing no. 3.1.104 Rev. A received 21/01/2026
- Proposed Gate - drawing no. 3.1.105 Rev. B received 21/04/2026

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted , including the use of stonework, shall match those used in the construction of the exterior of the existing boundary wall in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

