

Officer Report

Case Reference: PL/2025/1351
Location: The Barn, Vandyke Street, Rochdale, OL12 7QG
Proposal: Erection of 1 No. 2 bedroomed detached dwelling with associated parking spaces and landscaping
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at the end of Vandyke Street. The site is made up of hardstanding and a garden area that has been cleared. Part of the hardstanding provides parking space for The Barn, the existing dwelling on site. The road providing access to the site is unadopted.

Residential properties on Burdett Avenue share their rear boundary to the west/ north. Private allotment gardens meet the boundary on the east of the site. The Barn and adjacent residential terraced properties on Vandyke Street front onto the site to the north.

The site is located within the Defined Urban Area and predominantly a residential area.

Proposal

The application seeks permission for the construction of a single storey dwelling. The proposed dwelling will consist of a bedroom, lounge, kitchen and bathroom. The dwelling will be finished in render and coursed stone to match The Barn.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-H3 Type, Size and Design of New Housing

JP-P1 Sustainable Places

JP-1 Sustainable Development

JP-S2 Carbon and Energy

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G6 Enhancing green infrastructure

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EM/7 Development and Flood Risk Policy to be read in conjunction with CS Policy G8

EM/8 Protection of Surface and Ground Water Policy to be read in conjunction with CS Policy G8

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and a site notice displayed in the vicinity. Eight objections have been received and raised the following concerns

- Area of land too small for proposed development
- Inappropriate access
- Limited parking on the street
- The scale of the proposal is too large
- Negative impact on privacy
- Increase in traffic and noise
- Loss of biodiversity
- Obtrusive development that is not in keeping with the street scene
- Negative impact on health, accessibility of nearby residents with disabilities
- Environmental concerns
- If the development is approved the Equality Act will not have been given consideration

CONSULTATION RESPONSES

Highways

No objections

Contamination

No objections subject to a condition.

GMEU

No objections subject to an informative.

Principle Of Development

The application site is located within the Defined Urban Area as designated under the Proposals Map of the UDP. New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The site lies within a predominantly residential area with good access to public transport.

Given that the site is predominantly brownfield, in accordance with paragraph 125 of the NPPF, the proposals are supported very significant weight and should be approved unless significant harm would be caused. The principle of development is therefore considered acceptable, further planning matters will be considered below.

Character and Appearance.

The NPPF establishes that 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 dwelling will be single storey and located at the rear of properties on Burdett Avenue and forward of properties on Vandyke Street. The surrounding properties are two storey in height, the proposed single storey dwelling will not be dominant within the street scene and as its located in front of the Barn it will be out of direct view of most of the properties on the street. As the proposed development is at the end of the street and orientated to front Vandyke Street this will reflect the local pattern of development and is considered acceptable.

The proposed dwelling will be finished in stone to match The Barn with grey tiles. This will fit in with the existing street scene and is considered acceptable.

In relation to design the proposal is acceptable and the application accords with the relevant parts of CS policies DM1 and P3, PfE policy JP-P1, the SPD and the NPPF.

Residential Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The SPD sets out in paragraph 4.1 minimum space standards for new development. The proposed development will comply with the space standards in relation to the properties on Burdett Avenue and surrounding residential properties

There is also vegetation along the boundary to help mitigate the visual impact of the proposed development. Due to the proposed development complying with the space standards and the vegetation along the boundary, the proposed development will not have a negative impact on the residential amenity of properties on Burdett Avenue. The proposed development will comply with the space standards in relation to The Barn.

There would be no habitable rooms in the proposed dwelling looking out to The Barn resulting in no loss of privacy.

There will be sufficient garden space for the proposed dwelling.

The Council's Environmental Health Officer has been consulted and provided no comments on noise, a construction management has been provided, this should be adhered to. It is not thought that an additional dwelling will have a detrimental impact to surrounding occupiers in terms of noise.

As such, it is considered that the proposals would comprise an acceptable standard of amenity for future occupiers and accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage

The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere.

Given the scale of the development, it is considered that both the Building Regulations and United Utilities offer suitable consenting regimes that do not need to be replicated by the Planning system.

BNG & Ecology

Paragraph 187 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. In particular, development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

As part of the application process GMEU have been consulted and raised no objections, they are satisfied compensation can be achieved from off-site habitat bank, with further mitigation provided by biodiversity enhancements such as bat and bird boxes and landscaping.

Any potential threat to nesting birds or bats in the existing building on site could be dealt with via an informative reminding the applicant of the statutory protection afforded to these species.

Highways

As part of the application process the Council's Highway Officer has been consulted and raised no objections. Sufficient parking will be provided, and the site access is established. There are no changes proposed to the existing network, this is considered acceptable. The Highways Officer has also stated the traffic generation associated with the proposed development will not be significant and there are no new road safety concerns.

Recommendation: Approve with Conditions

Condition(s) (8)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Location and Block Plan
- As Proposed - scheme B 4054.5
- Construction Management Plan dated 2nd December 2025
- Coal Mining Risk Assessment dated 20/11/2025
- BNG Report dated March 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 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 safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 The development hereby approved shall be carried out in full accordance with the submitted Construction Management Plan by Whittaker Design dated 2/12/2025 for the entire duration of the construction phase of the development.

Reason: To ensure that the development is carried out in a manner that protects the amenities of nearby residents, safeguards highway safety, and accords with the policies G8 and G9 of the Core Strategy, PfE and the National Planning Policy Framework

- 6 The development hereby approved shall be constructed in materials contained within the approved plan "As Proposed - scheme B" ref.4054.5

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and 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.

- 7 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate 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, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until such time as until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

Informatives (1)

BIODIVERSITY NET GAIN

- 1 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority,

and;

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high-speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High-Speed Rail (Preparation) Act 2013.

*original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which:

(a) relates to development for which planning permission is granted,

and;

(b) specifies the matters referred to in sub-paragraph 14(2) below:

The matters are:

(g) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(h) the pre-development biodiversity value of the onsite habitat;

(i) the post-development biodiversity value of the onsite habitat;

(j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(k) any biodiversity credits purchased for the development; and

(l) any such other matters as the Secretary of State may by regulations specify.