

Officer Report

Case Reference: PL/2026/0060
Location: Land to rear of 654 Manchester Old Road/ Side of Little Heaton Nursing Home, Walker Street, Middleton, M24 4QF
Proposal: Erection of one detached dwelling following demolition of existing structure
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE DESCRIPTION AND CONTEXT

The application site consists of an undeveloped plot of land located to the west of Little Heaton Assisted Living Residence in a predominantly residential area of Middleton. The site is bound by Walker Street to the north and No. 654 Manchester Old Road to the south.

The site is broadly square in nature and is comprised predominantly of hardstanding. 1 No. building is present on the site; however, it is unclear what the use of this building is.

The area to the west of the site has been cleared since circa 2010 but formerly included the New Jerusalem Church and Sunday School.

The northern side of Walker Street is occupied by Nos. 86-104, a row of Victorian terraces and a row of mid-C20 terraces. The Church of All Saints is set 20m to the southeast of the site and is included within the Council's list of Non-Designated Heritage Assets.

The grounds of the Church include a Grade II listed War Memorial which is recognised for its historic and architectural interest.

PROPOSAL

The application seeks planning permission for the construction of a two-storey detached residential dwelling following the demolition of the existing structure on the site and associated hardstanding for vehicular parking and garden area.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

22/00957/FUL – Erection of one detached dwelling following demolition of existing structure - Resubmission of 21/01717/FUL. Application Refused

21/01717/FUL – Erection of one pair of semi-detached dwellings following demolition of existing structure. Application Withdrawn

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

Policy G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

Policy SD1 Delivering Sustainable Development

Policy DM1 General Development Requirements

Policy C1 Delivering the right amount of housing in the right places

Policy C3 Delivering the right type of housing

Policy P3 Improving the design of new development

Policy G6 Enhancing Green Infrastructure

Policy G7 Increasing the value of biodiversity and geodiversity

Policy G8 Managing water resources and flood risk

Policy G9 Reducing the impact of pollution, contamination and land instability

Policy T2 Improving accessibility

Appendix 5 Parking Standards

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

Policy JP-P1 Sustainable Places

Supplementary Planning Documents (SPD):

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

Legislation

Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

PUBLICITY

Site Notice: N/A

Press Notice: Posted in the Heywood and Middleton Guardian 23.06.2026

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Principle

The application site is located in a predominantly residential area of Middleton, entirely within the Defined Urban Area as defined by Saved UPD Policy G/D/1 and is a resubmission of a previously refused application, ref. 22/00957/FUL.

Policy C1 of the adopted Rochdale Core Strategy states that the Council will seek to maximise the potential of previously developed land within the urban area to achieve a target of 80% of new housing on previously developed land (henceforth, PDL). Nonetheless, the Council will consider sustainable development of greenfield sites within the urban area where the impact on green infrastructure or amenity value would be limited and acceptable.

A previous application for a similar development—being the construction of 1No. two-storey dwelling—was refused in 2022. The Officer Report for this application concluded that the application site did not form part of the curtilage of No. 654 Manchester Old Road and therefore constituted PDL. However, a review of historic aerial satellite imagery (utilising Google Earth and Google Maps) shows that the application site, indirectly, has functioned continuously for in excess of 10 years as residential curtilage—it is also acknowledged in the Design and Access Statement that the outbuilding on the land has been used as storage for No. 654 in excess of 10 years. Satellite imagery shows that in 2008, the site formed the rear garden area of No. 654 Manchester Old Road. This was the case up until 2012, in which satellite imagery shows the site being used for vehicular parking, and also what appears to be the growing of crops. In 2021, a fence was erected along the rear boundary of the application site—coinciding with the 2022 planning application—however the site was still being used as an extension to the residential curtilage of No. 654. This continues through 2025 where satellite imagery shows the site being used for vehicular parking still.

Whilst no formal planning application was made for the change of use of this land to residential curtilage, its continuous use for in excess of the statutory period renders this use lawful through the passage of time. Annex 2 of the National Planning Policy Framework (henceforth, the Framework) explicitly excludes "*land in built up areas such as residential gardens*" from the definition of PDL. The application site therefore constitutes residential curtilage/garden space and therefore must be assessed as a greenfield site.

Given the sites location within a broadly sustainable and established residential area, the principle of constructing a dwelling on this greenfield plot is considered to be acceptable. Notwithstanding, in accordance with Policy C1 of the CS, this principle is contingent upon the development demonstrating a limited impact on the amenity value of the site. The principle of development is therefore considered acceptable subject to an assessment on the material considerations of the site which are set out in the relevant sections below.

Design and Impact on Character

Paragraph 131 of the Framework states that a fundamental aim of the planning system is the creation of sustainable, high quality and beautiful places. 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 and are visually attractive as a result of good architecture, layout, and appropriate and effective landscape.

These principles are echoed in Policies DM1 and P3 of the CS which seek to ensure that development is well designed and relates well to the surrounding area. At Paragraph 139, the Framework makes clear that development, which is not well designed, particularly where it fails to raise the standard of design more generally in the area, should be refused.

The area surrounding the site is characterised by the arrangement of rows of late nineteenth/early-twentieth century terraces to the west and south, with some later C20 additions dispersed throughout. Larger buildings including All Saints Church and Little Heaton break up the urban grain of the area, however due to their different form, materiality and detailing, the buildings read as a contrast to the prevailing domestic character and appearance of nearby dwellings. The site itself has an unkempt appearance which detracts from the overall character and appearance of the area and the existing building provides no notable contribution to the street scene.

The application proposes the construction of a two-storey dwelling constructed of facing brick with a pitched roof. Decorative brick detailing such as segmental arches are provided around fenestrations and are in keeping with and reflective of the other surrounding dwellings. Overall, whilst the proposed dwelling would read as a modern and later addition to the street scene, it would be in keeping with the character of the street scene and would not appear significantly incongruous or out of character. The Officer Report for the previous application noted that the blank elevations to the sides of the dwelling would appear unresolved to some degree and detract from the visual character of the dwelling. The proposed elevations in this instance are

considered to have overcome this problem and now feature fenestrations which would break up these otherwise blank elevations.

The arrangement of boundary treatments other than to the front elevation is fairly consistent with the surrounding street scene. A welcome attempt to provide greenery in the form of shrubs to the front elevation has been made immediately adjacent to the public highway which would assist in softening the transition between the highway and the built form of the development. The arrangement to the west of the dwelling would be somewhat monotone, comprising hardstanding for vehicular parking. This would not be unusual for the immediate site context nor for a densely populated residential area in general and is widely reflective of developments across the Borough as a whole and is therefore considered acceptable on balance.

Having regard to the above, the proposed development is considered to relate well and reflect the character of the surrounding street scene and is therefore considered to accord with Policies DM1 and P3 of the CS, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the relevant design provisions of the Framework.

Impact on Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers, with Policy P3 requiring new development to adhere to high standards of design, of which the amenity of occupiers is intrinsically linked. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

The Nationally Described Space Standard (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is sufficient for future occupiers and is applicable across all tenures. The NDSS are not adopted within the Local Plan, however, do form a material consideration in the assessment of floor space. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across varying number of bedrooms, occupants and floors.

The submitted floor plans indicate that the dwelling would achieve approximately 50.46sqm at each floor, for a total of 100.92sqm approximately. This is in excess of the requirements for a 3-bedroom dwelling with 5No. people. The NDSS requires 2.5sqm of built in storage which would be achieved through a cupboard at ground floor under the stairs.

At Paragraph 7.33, Policy JP-H3 of Places for Everyone notes that the provision of appropriate outdoor private amenity space is vital in delivering high quality homes that support good health, where it can lead to homes being less able to be adaptable, contribute to poor health and overcrowding, and overall lead to a lower quality of life. Places for Everyone Policy JP-P1 seeks to deliver healthy places

which are visually stimulating, comfortable and inviting, with indoor and outdoor environments which offer a high level of amenity. The National Design Guide includes nature as a component of well-designed places, and requires open spaces to be high quality, robust and adaptable over time so that they remain fit for purpose.

The proposed site plan indicates an outdoor area which would be partially grass with the remaining area being hardstanding and would be enclosed by 1.8m high timber fencing to the eastern boundary (adjacent to Little Heaton). The functional area of the garden, being grass, would have an area of approximately 44sqm. Whilst the inclusion of hardstanding immediately adjacent to the rear and side elevation of the dwelling would increase this to some 71sqm approximately.

The reasonable needs of occupiers is considered to cover both functional and recreational requirements proportionate to the size of the household. The proposed dwelling would accommodate 5 persons which would typically be a single-family unit with up to 3 children. It would therefore be expected that the garden area would be used for the purposes of sitting out, drying clothes and for play. Whilst it is acknowledged in this instance that the private amenity area would be constrained to some degree, it is considered to offer sufficient space to allow for the above activities and to ensure an acceptable level of amenity for future occupiers.

Impact on Little Heaton

Little Heaton is an assisted living facility which sits directly adjacent to the application site, with externally facing windows. Whilst it is acknowledged that these windows, up until recently, had an unobstructed view across the application site, it is acknowledged, and photographic evidence has been supplied by Little Heaton, that these windows serve non-habitable rooms including a storage room and sluice room; one of these windows was observed to be obscurely glazed during the site visit.

The application proposes the construction of a 1.8m high boundary fence approximately 1m from these windows. Whilst it is acknowledged that there would be some impact on light and outlook into these windows, such impact is not considered significantly detrimental given they are non-habitable. Any impact on these windows is therefore considered acceptable. It is noted that given these windows currently open to an open parcel of land, that there is a fear of crime from Little Heaton in relation to these windows. Whilst of little weight in the overall planning balance, the erection of a 1.8m high boundary fence at this location would alleviate these concerns to some degree.

Impact on No. 654 Manchester Old Road

Section 5.4 of the Council's housing SPD seeks to ensure an adequate amount of garden space is retained to meet the reasonable needs of the occupiers of a dwellinghouse. The SPD, however, does not quantify the required area and therefore such assessment is one of planning judgement.

The proposed development includes a subdivision of the land which has historically functioned as the residential curtilage of No. 654 (as discussed above). By repositioning the boundary to accommodate the new dwelling, No. 654 would be left

a private amenity space of approximately 53qm. Whilst basic, this is considered to provide sufficient functional space for future occupiers, and the Local Planning Authority considers a refusal on this basis could not be substantiated at any future appeal.

Notwithstanding the above, it is acknowledged that if the occupiers were to exercise their permitted development rights to enlarge, improve or alter, or otherwise construct a building within the curtilage of the dwelling, the development may have an impact upon the residential amenity of both neighbouring dwellings and future occupiers. To allow for the Council to have control over future development of the site, it is considered reasonable that any grant of planning permission is subject to a condition ensuring permitted development rights for any enlargements, alterations to the roof and outbuildings are removed from the proposed dwelling by condition.

Highways and Parking

The proposals relate to only a single dwelling situated on a residential street in a relatively sustainable area with a local centre 160m to the east and regular bus services to Middleton Town Centre and both Piccadilly and Shudehill bus stations in Manchester City Centre. Whilst it is considered to be unlikely, particularly given that the development comprises a family dwelling, occupiers could exist with a reduced reliance on a private vehicle.

The site has been used informally as a car parking area and vehicular access to the site is therefore well-established. The proposals would provide two off-street parking spaces which would be the maximum standard for a dwelling of this size in an out-of-centre location. Whilst the development may partially prejudice existing on-street parking arrangements for residents of Walker Street, the impact would not be so great as to warrant refusal.

The Council's Highways Department as Local Highways Authority were consulted on the proposal, however no response has been received at the time of writing this report. It should be noted, however, that in their response to the 2021 application, which proposed a similar scheme with similar parking arrangements, the Highways Department raised no objection.

In light of the above, the proposals would accord with the requirements of Policies DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

Biodiversity and 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.

The application form indicates that the applicant believes that the application be exempt from the BNG requirement as it would relate to self and custom building only. Officers are satisfied that this exemption is appropriate and such should be secured by way of condition.

In the absence of any ecological features on site including any forms of vegetation, the site has a very limited ecological value, which to some degree would be enhanced through the creation of grass and shrubbery.

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.

Other Matters

The application site is located in close proximity to the All Saints War Memorial which is located to the southeast of the application site and is Grade II Listed.

All Saints Church is similarly located within close proximity and is a non-designated heritage asset. The Council's Conservation and Design Officer note that the development would be seen in the context of the existing developments along Walker Street and would not impact on the setting of the Grade II Listed memorial, or the non-designated heritage asset. Overall, the proposal would have a neutral impact on their significance and therefore the Conservation Officer raises no objection.

The site does not present any notable constraint in respect of achieving sustainable drainage solutions and matters of a detailed drainage design can be resolved via condition. This would however need to account for surface water drainage and the impacts of additional building and hard landscaping. United Utilities were consulted on the proposal and—other than providing information in relation to drainage and United Utilities owned infrastructure—did not wish to make any additional comments.

It would be anticipated that some form of contamination may exist on site given that it has been used as a parking area. Notwithstanding, the full extent of the contamination could be explored and a remediation strategy produced as required via condition, with a verification report being provided prior to first occupation.

Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration which carries significant weight and includes a presumption in favour of sustainable development.

The proposed development would deliver a single additional dwelling within the Defined Urban Area, making a small but positive contribution towards the Borough's housing supply in a sustainable location with access to services and public transport. This weighs in favour of the proposal.

It is acknowledged that the development would result in the loss of land which, through the passage of time, is considered to form residential curtilage and therefore constitutes greenfield land. This is a matter that weighs against the proposal, particularly in the context of Policy C1 of the adopted Rochdale Core Strategy, which seeks to prioritise the use of previously developed land. However, the site is modest in size, visually poor in quality, and its development would not result in any significant loss of meaningful green infrastructure or wider amenity value.

In assessing the detailed impacts, the proposal is considered to provide a well-designed dwelling that would integrate acceptably within the established character of the area. Matters of residential amenity, both for existing neighbouring occupiers and future residents, are acceptable, with the scheme providing compliant internal space standards and a usable level of private amenity space. Impacts on adjacent uses, including Little Heaton and No. 654 Manchester Old Road, are not considered to be significantly harmful as to justify refusal. There are no objections on highway safety grounds, and matters relating to drainage, contamination and ecology can be appropriately controlled through planning conditions.

The proposal would have a neutral impact on heritage assets and would not give rise to any significant environmental harm. Furthermore, the limited ecological value of the site and the opportunity for minor enhancements, alongside the applicant's exemption from biodiversity net gain requirements, weighs neutrally in the balance.

Overall, whilst the development entails the use of greenfield land, the associated harm is limited and is outweighed by the benefits of delivering an additional dwelling in a sustainable urban location, alongside the acceptable design and amenity impacts of the scheme. The proposal is therefore considered to represent sustainable development when assessed against the provisions of the adopted Rochdale Core Strategy and Places for Everyone Joint Development Plan when taken as a whole with the National Planning Policy Framework.

Accordingly, it is recommended that planning permission be granted subject to the imposition of appropriate planning conditions.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

Highways Department

No response received.

Conservation and Design:

"The application site forms the rear garden of 654 and 656 Manchester Old Road, as well as part of the Nursing Home along Walker Street. To the southeast of the site lies All Saints Church war memorial. The memorial was installed in the 1920s to commemorate the men of the Parish of All Saints, Middleton, who fell during the first world war. It is listed at grade II for its historic and architectural interest.

All Saints Church itself is constructed of stone and dates from the latter half of the 19th century. It is of some architectural and historic interest and has been identified as a non-designated heritage asset.

The current application is for a single dwelling. This follows on from a previously withdrawn scheme for a pair of semi-detached properties and a later scheme for a single dwelling.

The proposed dwelling would be seen in the context of existing development along Walker Street. Given its position in relation to the church and war memorial and shared views would be limited. The proposed development would not impinge on the setting of the listed war memorial or the non-designated heritage asset.

The development would have a neutral impact on their significance. The proposal would meet the heritage requirements of Rochdale CS policy P2. The proposed development would preserve the setting of the listed war memorial. It would comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990."

Environmental Control (Landfill Gas)

Summary: Recommend standard condition for site investigation and remediation strategy.

United Utilities

No comments to make.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment have taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (8)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

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

- BNG exemption statement
- Heritage and Design and Access Statement
- Sheet 1 (Location Plan)
- Sheet 6 (Proposed Elevations)
- Sheet 2 (Existing and Proposed Block Plan)
- Sheet 3 (Existing and Proposed Street Scene)

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 Unitary Development Plan, and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application, no above ground construction works (other than demolition) shall take place until samples and / or full specifications of materials to be used externally on the building 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 strict accordance with the approved details thereafter.

Reason – In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of Classes A, B, C and E of Schedule 2 to Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, and no building or enclosure shall be constructed within the curtilage of the new dwelling without the prior written permission of the Local Planning Authority.

Reason – In the interest of protecting the amenity of neighbouring dwellings and future occupiers in accordance with Policy DM1 of the

adopted Rochdale Core Strategy and the provisions of the National Planning Policy Framework.

- 5 Prior to commencement of the development hereby approved a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site. The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future occupiers of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to neighbours, workers, or other offsite receptors in accordance with Paragraph 196 of the National Planning Policy Framework.

- 6 No above ground works shall take place until such time as details of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of surfacing materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in

accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

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.

- 8 The dwelling hereby approved shall be constructed as self-build and custom housebuilding dwellings within the definition of self-build and custom build dwellings in section 1(A1) of the Self build and Custom Housebuilding Act 2015 (as amended):

i) The first occupation of the dwellings in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwellings;

ii) The Council shall be notified, in writing, of the persons who intend to take up first occupation of the dwellings hereby permitted at least two months prior to first occupation.

Reason – To ensure the development complies with the self-build and custom house build exemption from biodiversity net gain as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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.

