

Officer Report

Case Reference: OTH/2026/0257
Location: HIGHER CLEGGSWOOD FARM, HIGHER LAKEWOOD,
RAKEWOOD ROAD, LITTLEBOROUGH, OL15 0AZ
Proposal: Application for non-material amendment to planning
permission 23/01268/HOUS comprising of 3 new windows to
basement, removal ground floor walk on rooflight and
associated external works
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to Higher Cleggswood Farm, a two-storey detached converted farmhouse of stone construction located amidst extensive open farmland, south of Littleborough Town Centre. The property is identified as a non-designated heritage asset (NDHA) due to its architectural and historical significance and is situated within the Green Belt.

PROPOSAL DESCRIPTION

Non-material amendment to planning permission 23/01268/HOUS is sought for the addition of 3no. windows to the basement level south-facing retaining wall and the removal of an existing roof light on the ground floor level.

The submitted plans also indicate additional landscaping works to the front of the proposed windows which are sited outside of the site boundary and are therefore not subject to consideration in this application.

RELEVANT POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

23/01268/HOUS - Partial demolition of existing detached annexe together with engineering operations to facilitate the erection of a subterranean garage/pool including other landscaping works and creation of hardstanding; erection of replacement single storey side extension including alterations to fenestration to side elevation and addition of roof lights to front roof slope to host dwelling – Grant subject to conditions

REPRESENTATIONS

In line with the Council's code of publicity for this level of application, no letters of notification were issued.

ANALYSIS

Paragraph 002 to Section 17a of the National Planning Practice Guidance (NPPG) states that:

'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990'.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved plans are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

The NPPG further adds that the issuing of an approval for a non-material amendment application 'only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'

The proposed amendments seek to introduce three window openings to the south-facing front elevation of the retaining wall. Whilst it is noted the proposed openings would be sited in a prominent elevation with wide-ranging views from Smithy Bridge and Hollingworth Lake, it is considered the nature and scale of the proposed works would not amount to material changes to the exterior of the property and would not materially impact the visual amenity of the surrounding area.

With regard to heritage considerations, the proposed window openings would be read to be more closely associated with the proposed modern annexe extension rather than the original farmhouse. As such, it is considered the proposed works would have a neutral impact on the significance of Higher Cleggswood Farm as a non-designated heritage asset.

On this basis, the effects of the proposed amendments to planning approval 23/01268/HOUS would not, either in isolation or combination, materially alter the development's impact in terms of its design or impact on the character and appearance of the surrounding area. The amendments would result in no greater material impact than the development as previously

approved and, therefore, constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

Recommendation: Approve with Conditions

Condition(s) (1)

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

- Proposed Floor Plan – drawing no. 0763-P3A-XX-XX-DR-A-05271 Rev. P02 received 17/03/2026
- Proposed Elevations – drawing no. 0763-P3A-XX-XX-DR-A-05272 Rev. P02 received 01/04/2026
- Proposed Section Plan – drawing no. 0763-P3A-XX-XX-DR-A-05273 Rev. P02 received 17/03/2026
- Proposed Landscaping – drawing no. 0035-SK-011-02 received 17/03/2026

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.

1 This decision notice is to be read alongside that issued with planning permission 23/01268/HOUS and all conditions that were imposed on the previous planning permission remain.