

Officer Report

Case Reference: PL/2026/0155
Location: STABLE HILLS, CHADWICK HALL ROAD, ROCHDALE,
OL11 4DJ
Proposal: Erection of detached garage/storage space to side of dwelling
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a detached residential dwelling located to the south of Chadwick Hall Road in a predominantly residential area of Rochdale. The existing dwelling is constructed of sandy stone with a red slate roof.

Stable Hills was built in the 1850s as a coach house/barn to Hill House which lies immediately to the west of the application site and is Grade II Listed. It was converted into a separate dwelling in the 1950s and sold into separate ownership to Hill House. Whilst not statutory listed, Stable Hills is included on the Council's list of Non-Designated Heritage Assets and makes a positive contribution to the setting of the historic Hill House.

PROPOSAL

The application seeks planning permission for the construction of a detached garage to the side elevation of the dwelling.

RELEVANT PLANNING HISTORY

89/D18489 – Change of Use from Stables to Residential. Approve with Conditions

90/D24985, 95/D31596, 99, D36964, 04/D43824 – Renewal of Permission for Change of Use of Premises from Stables to Residential. Approve with Conditions

08/D51202 – Demolition of Existing Dwelling and Erection of New 2/3 Storey Dwelling with Detached Pool House. Refuse

08/D51571 – Demolition of Existing Dwelling and Erection of New 2/3 Storey Dwelling with Detached Pool House and Landscaping – Resubmission of D51202. Approve with Conditions

09/D51943 – Erection of New Detached Dwelling Including Demolition of Existing Stables. Approve with Conditions

16/00767/FUL – Erection of new detached dwelling including demolition of existing stables. Withdrawn

17/00148/FUL – Erection of new detached dwelling including demolition of existing stables (resubmission 16/00767/FUL). Approve with Conditions

17/00978/FUL – Proposed Detached Dwelling. Approve with Conditions

20/00020/DOC – Submission of details to comply with conditions 3 (Materials), 4 (Site Investigation), 5 (Arboricultural Method Statement), 6 (Window Door Details), 7 (Surface Water), 8 (Boundary Treatments), 9 (Biodiversity Enhancements) and 10 (Landscaping) of planning permission 17/00148/FUL. Request Completed

20/00419/CPE – Application for a certificate of lawfulness to confirm the lawful commencement work on site. Approve

22/00678/DOC – Submission of details to comply with condition 3 (materials) of planning permission 17/00148/FUL. Request Completed

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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)

PUBLICITY

Site Notice: Posted 21.05.2026

Press Notice: Posted in Rochdale Observer 20.05.2026

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

ASSESSMENT

Design, Character, and Heritage

The application proposes the construction of a detached garage to the eastern flank of the existing dwelling. The building would be constructed in stone with a pitched roof, measuring approximately 9.6m in depth and 11.6m in width, with a ridge height of 4.5m. Due to the sloping land levels, the height to the rear would approach 5m.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant planning permission for development affecting a listed building or its setting, special regard must be given to the desirability of preserving the building or its setting.

This is reflected in paragraph 213 of the National Planning Policy Framework (the Framework), which states that any harm to the significance of a designated heritage asset must be given clear and convincing justification. Paragraph 215 goes on to state that where a proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

Policy P2 of the Rochdale Core Strategy and Policy JP-P2 of the Places for Everyone Joint Development Plan both seek to conserve and enhance the historic environment and the significance of heritage assets.

In this case, it is acknowledged that the proposed garage, by virtue of its size, would not be wholly subservient in scale. However, Stable Hills is itself a substantial dwelling set within a large and spacious plot, and the proposed outbuilding would be read within this context.

It is also material that permitted development rights appear to remain in place. As such, the applicant could construct an outbuilding under Class E of the General Permitted Development Order with broadly similar siting, scale and visual presence, albeit with a marginally reduced height. The Council therefore gives weight to this fallback position, noting that a building of comparable form and impact could be erected without the need for planning permission. As such, the proposal is not

considered to give rise to a materially greater level of harm than the realistic fallback position.

In terms of its relationship with Hill House (Grade II listed), the garage would be positioned such that intervisibility between the two is limited. Due to the location, intervening structures, and land levels, the building would not be readily apparent from Hill House, nor would Hill House form a prominent feature when viewed from the application site.

Amendments have been secured to ensure the use of appropriate materials, including natural stone to all elevations, a roof finish to match the host dwelling, and internally mounted roller shutters to avoid visual clutter. These measures are considered to ensure that the garage would appear sympathetic within its context.

Concerns have been raised regarding the fact that the garage would be seen from the Roch Valley. Whilst this is not disputed, it is considered that the impact of the development in this instance would be similar in regards to the fallback position discussed above.

Overall, the proposal is considered to result in a low level of less than substantial harm to the setting of Hill House. No public benefits have been identified; however, the existence of a realistic fallback position to construct a similar outbuilding under permitted development is afforded significant weight. In this context and having regard to the limited visual relationship between the proposal and the listed building, the identified harm is considered to be at the lower end of the scale and is not sufficient to justify refusal.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Trees and Landscaping

There are several trees within the application site which are subject to TPO 278. These comprise semi-mature beech trees primarily located along the eastern boundary of the site, and which make a positive contribution to local amenity.

The application is supported by an Arboricultural Impact Assessment (AIA) prepared by ROAVR. The AIA identifies that the proposed development would result in limited encroachment into the Root Protection Area (RPA) of one tree (T1-A1, as shown on drawing 26_5837_03_100), and that works would also take place in close proximity to T6-B1. The assessment acknowledges that the existing access and parking arrangement has already resulted in disturbance and compaction within RPAs.

The AIA identifies a range of potential impacts arising from the development. These include continued soil compaction within RPAs, restriction of water and oxygen availability to roots, and the potential for root damage. In the longer term, this could lead to indirect impacts such as reduced tree vigour, increased susceptibility to drought stress, and possible structural weakness.

However, the submitted arboricultural method statement sets out a detailed mitigation strategy to address these impacts. This includes:

- The careful, manual removal of existing spoil and hardstanding within RPAs to avoid further root damage;
- Assessment of exposed root conditions following removal works;
- Soil remediation measures, including decompaction using an air spade and incorporation of organic mulch; and
- The implementation of a 'no-dig' construction methodology for resurfacing within RPAs, using a cellular confinement system with a permeable finish to maintain soil function.

The methodology also states all works within RPAs will be carried out under arboricultural supervision, alongside a programme of post-construction monitoring and management to ensure the ongoing health of retained trees.

Subject to the implementation of these measures, the AIA concludes that it is feasible to retain the affected trees. While some uncertainty remains regarding the extent of existing root damage, this would be addressed through site-specific assessment during initial works and ongoing arboricultural oversight.

The Council's Tree Officer has reviewed the application and raises no objection to the proposal subject to the development being carried out in accordance with the AIA and this secured by way of condition. The Tree Officer also notes that the trees should be inspected annually.

Overall, it is considered that the proposal would not result in unacceptable harm to protected trees, subject to appropriate planning conditions securing the recommended arboricultural mitigation, supervision, and monitoring.

Concerns have been raised over lack of clarity and several trees omitted from the plans; it appears, and is consistent with the site visit, that all trees are shown and have been given consideration in the AIA.

Further concerns have been raised regarding who will ensure the development is carried out in accordance with the AIA. A condition is recommended to any grant of permission to ensure the development is carried out in accordance with the submitted documentation. Any such deviation from this would be a matter for the Council's Enforcement Team; notwithstanding, the applicant is reminded that carrying out of works to—or damaging—a protected tree may result is illegal.

Highways and parking

The application site would retain 2No. off-street parking spaces and would therefore be in line with Policy T2 of the adopted Rochdale Core Strategy and Appendix 5. The garage would provide some parking, with the remainder of the dwelling's requirements being accommodated as existing within the application site.

Other Matters

Concerns have been raised over commercial use of the garage and no justification being given; it is not uncommon for a garage to be constructed in the curtilage of a dwellinghouse and therefore no further justification is required. It is recommended a condition be attached to any approval restricting the use of the garage as ancillary to that of the dwellinghouse.

Concerns have been raised regarding fly tipping. This is not a material consideration in the determination of this application. If the fly-tipping is on public land, this can be reported separately to the Council, otherwise on private land this is a matter for the police.

Whilst the Council acknowledges that some neighbours may have health issues and need peace and quiet, a domestic garage is not likely to cause any additional noise impacts beyond the construction phase which itself would only cover a temporary period. Statutory noise nuisance should be reported to the Council separately.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

5No. objections which can be summarised as follows:

- The garage is not of ordinary size for a domestic property and is at odds with the size of Stable Hills
- Materials would not be in keeping with that of Stable Hills
- No justification has been given as to why the garage is needed or its intended purpose
- The number of vehicles at the property is in excess of the number of occupants at the property
- Suspicion that the garage would be for commercial use

- There is little evidence that the applicants pay much attention to the condition of the surroundings of Stable Hills and their appearance
- Concerns regarding fly tipping
- There are several sycamore trees adjacent to the site
- Concerns over who will ensure the work is carried out in accordance with the AIA
- The proposed development would impact on the setting of Hill House
- The development would be seen from the Roch Valley
- Neighbours have health issues and need peace and quiet
- Land has been claimed that does not belong to Hill House

SUMMARY OF CONSULTATION RESPONSES

Conservation and Design:

Objection, which can be summarised as follows:

- The development would give rise to some minor less than substantial harm to the setting of the Grade II Listed Hill House by virtue of the scale
- The development would cause minor harm to Stable Hills which is a NDHA
- Corrugated roof is not in keeping with the materials of Hill House

Recommends reduction in scale, a steeper pitched roof, and materials which are more in keeping.

Tree Officer

"I would raise no overall objections to the proposals providing that the implementation of the Arboriculture Method Statement (Tree Protection) described in the Arboriculture Impact Assessment provided to inform the application (dated April 2026) is required by Condition.

The extent of damage which may already have been caused to retained trees by excavation and piling of debris around the base of the trees is uncertain. I would therefore support the recommendation made in the AIA that the trees are regularly monitored (at least annually) so that any signs of instability or decline in tree health can be identified early."

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 has 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) (6)

- 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 This permission relates to the following plans and documents: -

Planning & Heritage Statement

DWG No. IPS/R/STABLEHILL/OL114DJ Rev A Sheet 2 of 2 (Proposed Floor and Elevation Plans)

DWG No. PP-14713409v2 (Location Plan)

Arboricultural Impact Assessment (conducted by ROAVR)

and the development shall be carried out in accordance with these hereby approved.

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 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building 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 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.

- 4 The development shall be carried out in full accordance with the Arboricultural Impact Assessment and Method Statement prepared by ROAVR and dated April 2026, including all mitigation measures, unless otherwise agreed in writing by the Local Planning Authority.

All works within Root Protection Areas (RPAs) shall be undertaken under the supervision of a suitably qualified arboricultural consultant.

Following the removal of existing hardstanding and any spoil within the RPAs, a written arboricultural inspection report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of root condition, including any evidence of severance, decay or desiccation, and shall set out any additional site-specific mitigation or remedial measures required. The development shall be carried out in accordance with these approved details thereafter.

Reason – To ensure the protection and long-term retention of trees subject to Tree Preservation Order 278, in the interests of visual amenity and biodiversity, in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 If any retained tree is cut down, uprooted, destroyed, or dies (or becomes, in the opinion of the Local Planning Authority, seriously diseased or damaged) within 5 years from the date of the completion of the development, another tree of identical size and species shall be planted in the same place within the next available planting season.

Reason – To ensure the protection and long-term retention of trees subject to Tree Preservation Order 278, in the interests of visual amenity and biodiversity, in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The building hereby approved shall be used for no purpose other than that ancillary to the enjoyment of the dwellinghouse.

Reason: To ensure that residential amenity is retained by preventing the creation of a separate planning unit and to prevent impacts arising from other uses which would not be ancillary to the use of the dwellinghouse.

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.