



KELLEN
HOMES

Rochdale Metropolitan Borough Council
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

17th July, 2026

Submitted Via the Planning Portal Ref: PP-15075745

Dear Sir or Madam,

Re: Former Castleton Sidings, Heywood: Non-Material Amendment Application to Planning Permission Ref: 23/00431/HYBR.

This non material amendment application has been prepared to amend the wording of condition no. 2 (approved plans). Specifically this application relates to the variation of approved layout revision Q with Layout Revision R. The changes on this layout (Revision R) include the substitution of the 2.5 storey, 3 bedroom Rosewood House type on plots 26 & 27 with the 2 storey 3-bedroom Juniper Lean-To house type. This application has been submitted under Section 96A of the Town and Country Planning Act via the planning portal under reference: PP-15091155.

Planning consent (ref: 23/00431/HYBR) was granted on the 9th August, 2024 for the following development on the former Castleton Sidings site:

“Full application for residential development for 191 dwellings including access, landscaping, open space together with erection of sub-station and foul water pump station”

Non Material Amendment History:

On the 29th June, 2026 non material amendment ref: OTH/2026/0355 was approved and this amendment sought the substitution of the Rosewood House Type (2.5 storey, 3 bedroom) with Hickory House Type (2 storey, 2 bedroom) plots: 4, 5, 39, 40, 106-109, 150 and 151 and, substitution of Rosewood House Type (2.5 storey, 3 bedroom) with RW2 House Type (2 storey, 2 bedroom) plots: 166 and 167.

On the 13th July, 2026 non material amendment ref: PP-15075745 was submitted to Rochdale Borough Council for determination. This application has been received by the council and is pending validation. The scope of this non material amendment relates to an amendment to the approved boundary treatment plan (condition 2 and condition 31).

Justification:

Section 96A of the Town and Country Planning Act allows local planning authorities in England to make a changes to any planning permission where they are satisfied that the change is not material. Whilst there is no definition of what constitutes to a non-material amendment as

stated in paragraph 002 (Reference ID: 17a-002-20140306) of the PPG, the PPG does recognise that a non material amendment should be considered in context of the overall scheme. Specific powers (at S.96A(3)) are also provided to remove or alter the wording of existing conditions.

This non material amendment seeks to substitute the approved 2.5-storey 3-bedroom Rosewood house type with the 2-storey, 3-bedroom Juniper Lean-To house type specifically for plots 26 and 27. This change ensures that the eaves are more uniform balancing the ridge height across the street. The retained gable on the front elevation further complements the architectural form within the site and the varying gable heights on the front elevation of the street as a whole further compliments the architectural features seen on nearby landmarks such as St Martins Church. As highlighted in the justification for non material amendment ref: OTH/2026/0355, the variation of a 2.5 storey house to a 2 storey house creates a more proportioned streetscape that compliments the surrounding architectural form in the immediate area and therefore in the context of the wider site, the changes can be deemed non material.

To conclude, these amendments ensure that there is a central focal point within the street scene that complied with the approved design language whilst still providing variation through the retention reduction of the front gables on plots 26 and 27. I trust that the above information is sufficient to recommend approval of our non-material amendment, however should officers have any queries on our submission, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

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