

Officer Report

Case Reference: OTH/2026/0593
Location: 37 BRIDGE NORTH DRIVE, LITTLEBOROUGH, OL15 0ES
Proposal: Application for non-material amendment to planning permission 25/00904/HOUS to revise facing material (grey cladding introduced and window amendment to bedroom one
Recommendation: Approve
Officer: Rosalind Gralton

The application site relates to a 1960s link detached property. The property benefits from a single storey side conservatory and a large rear amenity area to the side.

Proposal

This application is a Section 96A application (non-material amendment) to approved permission 25/00904/HOUS. The application seeks to increase the height of the single storey garage roof, increase the footprint of the garage, and clad some elements of the approved extensions in a fibre cement grey cladding.

Relevant History

25/00904/HOUS - Part two, part single storey side extension including Juliet balconies and render, conversion and extension of existing integral garage and alterations to fenestration following demolition of conservatory - Approve subject to conditions

Consultee responses

Not applicable.

RELEVANT PLANNING POLICY

Legislation

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

National Guidance

National Planning Policy Framework (NPPF) – December 2024

National Planning Practice Guidance (NPPG)

Summary of comments from neighbours, consultees and Planning Panel

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

ANALYSIS

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

"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 Local Planning Authority's determination as to whether the proposed amendment is non-material in the context of the planning permission already granted. Non-material amendment applications are not applications for planning permission and may only be used where the proposed changes would not materially alter the nature, scale, or impact of the approved development.

The approved development relates to a *"Part two, part single storey side extension including Juliet balconies and render, conversion and extension of existing integral garage and alterations to fenestration following demolition of conservatory."* The current application seeks to amend the approved scheme to include fibre cement cladding across all elevations where indicated on the elevation drawings, and increase the footprint of the single storey garage extension, in turn increasing the height of the existing garage roof from the approved scheme, also.

The proposed development would not present a development materially different to that of the approved application. The proposed cladding, while this is not on the approved plans, would not be considered unacceptable or be significantly out of keeping with the residential character of the area. There is no clear palette of materials presenting uniformity within the streetscene, and as such, is accepted as part of this application.

The proposed increase to the garage single storey extension, including the increase in roof ridge by approximately 400mm, would also increase the garage extension in projection by 700mm. The impact of this would not project beyond the rear elevation of the main dwellinghouse and would not materially change or be a detriment to, the relationship between No 37 and No 35.

In conclusion, the amendment can be regarded as non-material within the meaning of Section 96A of the Town and Country Planning Act 1990.

Summary

The proposed alterations to the extension insofar as it relates to the introduction of fibre cement cladding and a small increase in height to the former garage, and increased floorspace of the garage, is not considered to be a materially different element of development that was not considered as part of the original planning permission. The proposed Non Material Amendment application is therefore approved.

Recommendation: Approve

Condition(s) (1)

1 This permission relates to the following plans:

- Location Plan – received 03/09/2025
- Existing Proposed Floor Plans – received 29/06/2026
- Proposed Perspective View – received 03/10/2025
- Proposed Elevations – received 29/06/2026
- Proposed Site Plan – received 01/09/2025

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

1 This decision must be read in conjunction with the earlier planning permission Reference 25/00904/FUL; and all conditions imposed on the previous planning permission apply to this proposal as now amended.