

Officer Report

Case Reference: PL/2026/0197
Location: Stid Fold Barn, Barn Field Lane, Rochdale, OL12 9PN
Proposal: Change of use and conversion of barn to one dwelling including erection of single storey side extension, alteration to fenestration, and associated works including, landscaping, parking, installation of air source heat pump and solar panels, and siting of temporary caravan accommodation and storage container
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

The application relates to a barn and land on Stid Fold Barn. Along with application property, there is a cluster of buildings consisting of at least 3 dwellings and 2 farm compounds. The three dwellings are also grade II listed buildings. These are located to the west (Stid Fold Farmhouse) southwest (Stid Fold Barn) and to the south (Stid Fold Cottage). The application building is considered to be curtilage listed.

The application building is a stone-built structure which has been historically used as a barn. The building retains many of the original features, including the roof and stone slates.

Access to the site and building is from Barn Field Lane. Barn Field Lane is not a part of the adopted highway, with the nearest adopted highway being located a considerable distance from the application site. However, access to the site is available via the public rights of ways. The two primary routes to the site are via Public Rights of Way WarFp81 and WarFp92. Public Right of Way WarFp92 is sited to the west of the site and connects with Slack Gate. Public Right of Way WarFp81 (Barn Field Lane and Lower House Lane) connects to Knowl Syke Street. There are also two public rights of way that run through the application site (WarFp94 and WarFp97).

The application site and the barn are set further back from Barn Field Lane than compared to the neighbouring properties. There appears to be a historic boundary wall located around the farmstead. The application building is located outside this with the boundary wall forming part of the proposed boundary for the proposed dwelling. Part of the proposed curtilage is open greenfield land.

There appears to be an old ruin which may have previously been used as a cottage. However, there is no roof and only part of the original walls remain. Adjoining the

application site to the south is another single storey structure that appears to have had numerous unsympathetic works done to it. This appears to be used for storage purposes; however, it may have previously been a residential dwelling.

The application property and the rest of the cluster of properties are all located within the Green Belt.

PROPOSAL

The application seeks planning permission to change the use of the site and convert the barn into a residential dwelling, construct a single storey side extension and create new window openings in all elevations. Associated works proposed as a part of the proposed development include landscaping the site, create off street parking spaces, install an air source heat pump, install solar panels on the roof of the proposed extension, and site a temporary caravan accommodation and storage container.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024

JP-G8 - A Net Enhancement of Biodiversity and Geodiversity

JP-G9 - The Green Belt

JP-P1 - Sustainable Places

JP-P2 - Heritage

JP-H1 - Scale, Distribution and Phasing of New Housing Development

JP-H3 - Type, Size and Design and New Housing

JP-C6 - Walking and Cycling

JP-C8 - Transport Requirements of New Development

Local

Adopted Rochdale Core Strategy (CS) 2016

SD1 - Delivering sustainable development

DM1 - General development requirements

SO2 - Creating successful and healthy communities

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

C3 - Delivering the right type of housing

SO3 - Improving design, image and quality of place

P1- Improving image

P2 - Protecting and enhancing character, landscape and heritage

P3 - Improving design of new development

SO4 - Promoting a greener environment

G3 - Renewable and low carbon energy developments

G7 - Increasing the value of biodiversity and geodiversity

G8 - Managing water resources and flood risk

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

SO5 - Improving accessibility and delivering sustainable transport

T2 - Improving accessibility

Appendix 5 - Schedule of Parking Standards

Supplementary Planning Documents (SPD)

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Unitary Development Plan (UDP)

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

RELEVANT SITE HISTORY

PL/2026/0201 - Change of use and conversion of barn to one dwelling including erection of single storey side extension, alteration to fenestration, and associated works including, landscaping, parking, installation of air source heat pump and solar panels, and siting of temporary caravan accommodation and storage container. Decision: Under consideration.

CONSULTATION RESPONSES

Conservation

Summary: While supportive in principle of the proposals to convert the building, further information and amendments are required. The additional information includes:

- Significance and phasing plan as part of the heritage statement
- Schedule of repairs and finishes
- Schedule of existing features (both external and internal)
- Structural report addendum – this should set out the extent of works required, as well as plans clearly showing where interventions are required
- Specialist timber survey – as advised by structural engineer
- Indicative details for the extension roof
- Landscape and boundary treatments plan

Amendments are required to the extension and the windows, including the omission of the Juliet balcony.

Following amendments:

The scheme has been amended to address the concerns raised previously. While there would inevitably be a degree of less than substantial harm, owing to the domestication of this agricultural building, a residential use will provide a viable future for it. It is acknowledged that the building is unlikely to be reused for agricultural purposes.

Subject to condition, as discussed, covering materials, details, structural report, boundary treatments and landscaping, there are no objections

GMEU

A Preliminary Ecological Appraisal has been undertaken (JCA, 2026). This found the building to be impacted to have negligible bat roosting potential. The report does state that potential roosting features are present but concludes that due to the exposed nature of the site and the internal condition of the building, these are reduced in value. Based on the information provided, I would accept this justification. However, bats are highly mobile and can turn up in unlikely places. As such, I would recommend that a condition such as the below be placed on any permission, if granted:

Whilst the works to the existing building have been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb,

harm or kill bats. The removal of any roof tiles should be undertaken by hand only and with the possible presence of bats in mind. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Notwithstanding the above, we would make the following recommendations:

- Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- Building works should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. A walkover survey by an appropriately licenced ecologist will also be required no more than 10 days prior to building works, to check the site for presence/absence of nesting barn owls.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the building on site as detailed in Section 5 of the PEA.

The application is described as being exempt from mandatory Biodiversity Net Gain under the self-build exemption and this will need to be verified by the LPA.

Highways

This is not a sustainable location. The proposed dwelling is not expected to generate any significant volume of traffic. Access to the site is existing and adequate. Adequate parking is provided onsite. There are no changes to the highways network as a result of this proposal. We have no concerns regarding emergency access or refuse collection from this location. We have no new road safety concerns as a result of this proposal.

We have no objections to this application.

Land Contamination

I have reviewed the information provided as part of the application;

- Earth, Environmental, and Geotechnical Phase 1 Desk Study Report No. A7573/26/FDS.

I note the updated plans, and the conclusions within this report. No further assessment of this application is required, and no condition is needed, should you grant permission.

Public Right of Way

The proposal will not affect any rights of way that run over the land, however prior, during and following any works to take place the routes should not be obstructed by materials, fencing or vehicles, excavated or diverted without a legal order completed, in the event an order is not applied safe access over the footpaths should continue without difficulty, without permission and as of right.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties; site notices were placed in the vicinity of the site and press notices were released on two occasions. The second occasion was following amendments to the proposal. No representations were received following the first round of consultations. One objection was received during the second round of consultations. The representation is summarised below:

- Water supply - for both the temporary caravan accommodation and the barn conversion. The current water supply already covers 2 properties and have reservations that it is able to maintain a third dwelling.
- Waste water disposal - for both the temporary caravan accommodation and the barn conversion. The disposal of wastewater could affect neighbour properties if it uses the current drains or redirects any increased volume of water. Especially in the use of temporary caravan accommodation for which there is no time limit stated, there could be environmental implications prior to any septic tank being installed.
- **Officer comment: Waste disposal will be determined the building regulations process. Where relevant, discussed in the drainage section of the report.**
- Have no fundamental issue with the change of use of the barn to a single dwelling.
- **Officer comments: Discussed in the principle of development section of the report.**

Principle of Development – Green Belt

Policy JP-GP9 of the adopted Places for Everyone DPD (PfE) is relevant to any applications on the site due to it being in the Green Belt. This policy reiterates the purposes that are served by Green Belt designation and should be read alongside the National Planning Policy Framework (NPPF).

Paragraph 142 of the NPPF states ‘the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ Paragraph 153 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 also states that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt, including to its openness. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and

any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF establishes that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exception criteria identified in the paragraph. The listed exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Paragraph 155 of the NPPF adds that ‘the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the ‘Golden Rules’

requirements set out in paragraphs 156-157 below.

Grey Belt is defined as land in the Green Belt which is comprised of previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes points A (to check the unrestricted sprawl of large, built up areas), B (to prevent neighbouring towns from merging into one another), or D (to preserve the setting and special character of historic towns) stated in paragraph 143 of the NPPF. Grey belt land excludes land where the application of the policies relating to the areas or assets in footnote 7 of the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development. It is therefore considered that the site does not fall within the definition of Grey Belt Land.

Furthermore, all the criteria set out in paragraph 155 have not been met. The site is not located within a sustainable location, and at present, the Council has a five-year supply of deliverable housing sites, and the Housing Delivery Test does not fall below 75% in the previous three years.

In regard to the extension, paragraph 154 of the NPPF is of relevance. The Council’s adopted Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) provides guidance in regard to extensions within the Green Belt. The SPD states that ‘disproportionate additions comprise inappropriate development in the Green Belt and will not be approved unless very special circumstances exist that would outweigh the harm to the Green Belt.’ The SPD sets out that extensions that deliver up to 35% increase in floor space or volume over the original dwelling would in most cases be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

The curtilage of the barn is clearly defined by the boundary treatment which consists of stone walling and gates. The application does not propose any alterations to the existing well-defined curtilage. The existing building has a volume of 585m³ and

footprint of approximately 88m². The volume of the proposed extension would be 126m³ and the footprint would be 35m². This would equate to a volume increase of 22% and footprint increase of 40%. It is also noted that the proposed extension is a subservient addition. Noting the scale of the proposed extension, siting of the proposed extension and the volume increase of the proposed extension, it is considered that the proposed extension is a proportionate addition.

Therefore, it is considered that the proposal meets exception criteria (C) and (H) and is acceptable in regard to impact on the Green Belt.

The application also proposes to site a temporary caravan and storage unit whilst development work is undertaken on the site. It is accepted that whilst development work is being undertaken and the barn is being renovated, there is a need for the applicant to identify temporary accommodation to house themselves as well as storage for possessions and building materials. Nevertheless, it would represent inappropriate development within the Green Belt.

Siting, Appearance, Design and Heritage

Policies P1, P2, P3 and DM1 of the adopted Core Strategy are material considerations as they relate to issues of siting, appearance and heritage. In addition, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan (PfE) are relevant given their aspirations to achieve high-quality places and to conserve, sustain and enhance heritage assets and their settings. When read collectively with the NPPF, planning policy seeks to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Furthermore, the application site is located within the vicinity of three listed buildings. The Conservation Officer has stated that the barn is within the curtilage of Stid Fold Farm. As such the application site is considered to be curtilage listed and policies within the NPPF, Core Strategy and the PfE relating to listed buildings/designated heritage assets are relevant when considering any proposed works to the site or the building. Paragraph 212 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

This historic fold is typical of the Pennines region, where in small, isolated Folds, agriculture took place alongside handweaving. The presence of handweaving is evident on the domestic buildings, where there are distinctive runs of windows at upper floor levels, designed to maximise the daylight and prolong the working day.

The application site is a former field barn, located to the northeast of the grade II listed Stid Fold Farmhouse. The list description advises that the farmhouse dates from the late 18th century. The date of the barn is not known; however, it is likely to be of a similar age. Both the farmhouse and the barn are constructed of coursed stone with quoins and stone slate roofs, materials which would have been locally available. The cart openings and owl holes to the flank elevation are still evident. While it is a vernacular structure with a simple, functional form, it is not without architectural merit, and has some detailing, including the quoins and stonework to the cart openings. The barn appears to have been little altered externally, other than the blocking up of the cart opening to the field and the insertion of new windows on the elevations. Internally, a hay store has been inserted to both sides of the cart door.

The barn is a good and largely intact example of a vernacular field barn. It has clear links to the listed farmhouse and is curtilage listed. It is an important feature within the fold, contributing both to the legibility of the fold as a historic grouping and to its character and appearance. It is of special architectural and historic significance and contributes to the significance of the listed farmhouse. However, the barn is in poor state of repair, with parts of the roof missing and clear cracks in the stonework. It is clear that the barn structure does need to be partially rebuilding as has been noted in the supporting structural report and method statement. The Conservation Officer has raised no objection to the proposed works, subject to addition of the relevant conditions to safeguard the significance of the heritage asset. It is noted that a timber survey was also undertaken and confirmed that two principal trusses can be retained whereas other elements of the roof will need to be rebuilt. The proposed works are considered acceptable subject to retention of the trusses.

The barn is set further back from Barn Field Lane than any of the other properties in the cluster. It is therefore visible from longer views when travelling along the public rights of way to the north, west and east.

The application proposes a single storey side extension sited to the eastern side of the barn. The proposed extension would be set back from the front elevation and rear elevation by 0.8m. The proposed extension would have a width of approximately 5.5m. The roof will be a dual pitched gable roof design that would match the pitch of the existing barn. The application proposed vertical cladding for the elevations and integrated solar panels on both sides of the roof plane. The proposed extension would be a clearly modern structure. The use of such materials would not be in keeping with the host property and would create a distinction between the historic barn and the modern extension. Additionally, a wide window opening is proposed on the northern elevation and large bifolding doors on the eastern elevation are proposed. No opening is proposed on the southern elevation. A glazed infill is proposed on the southern elevation connecting the existing barn and proposed extension. The openings would have a modern appearance owing to the size and scale. However, the design will be viewed as a modern addition to the existing barn. With views of the proposed extension visible from longer views from the north and east.

Although the material proposed differ considerably from the host property and many of the neighbouring historic properties, it would not have a dissimilar appearance

from a modern barn constructed using timber cladding. The proposed extension would have a sense of subservience and would not appear dominant. The proposed extension would also be viewed in the context of the neighbouring modern farm structures that are within the cluster of buildings.

In regard to the proposed fenestration on the existing barn, the application proposes to insert a new window opening in the first east and west elevations, two windows on the first floor north facing elevation, replace the two doors on the south elevation with windows, replace the central arch opening with glazing and a door, and fill the existing owl holes with glazing on the east and west gable elevations. It is considered that the proposed alterations would be generally in keeping with the barn building and would not appear overly domestic. However, details of the windows, doors, openings and surrounds will be required to assure that the alterations would be in-keeping with the barn. The proposed alterations would have negligible impact on the significance of the designated heritage assets.

The application proposes to remove the existing hay store. This appears to be a later addition but provides evidence of the barns use and its historic development. The Conservation Officer concluded that the removal of the hay store would cause some minor harm, however, the Conservation Officer acknowledged that its retention would not be conducive to the reuse of the barn.

The proposed extension would house the kitchen, and the alterations to the overall layout of the barn would be kept to a minimum and therefore it would limit the disturbance to the internal elements of the barn and would lead to a limited amount of external alterations to the barn.

The application does propose to landscape the site; however, it is noted that this will be kept to a minimum to retain the visual appearance of the site as it is. The proposal has allocated space for parking that will be used for temporary siting of a storage unit. Although the proposed landscaping work will not impact on the significance of the heritage asset, the change of use of the agricultural building and site would lead to domestication of the site. The legibility of the site as an agricultural unit would inevitably be reduced. It is considered that this would result in less than substantial harm to the significance of the heritage asset.

Additionally, the siting of the caravan and storage unit would add to the level harm to designated heritage asset through its siting and use. However, it is noted that the application proposes that the siting of the caravan and storage unit would be temporary to facilitate the redevelopment of the site. Subject to a condition restricting the siting of the caravan and storage unit for a limited period, the harm would be temporary.

Planning Balance

The NPPF requires, where harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme. Paragraph 212 of the NPPF requires great weight to be given to the asset's conservation. Where a development would lead to less than substantial harm to a designated heritage asset, Paragraph 215 of the NPPF requires local planning authorities to

consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed development would lead to less than substantial harm, however, as noted by the Conservation Officer, the site is unlikely to be reused for agricultural purposes, with the proposed development and reuse of the barn as a dwelling providing a viable future use. It is accepted that the benefit of returning of an under used structure to an active use outweighs the harm caused. The addition of the conditions relating to materials, details, structural report and method statement, boundary treatment and landscaping would allow for the protection of the designated heritage asset.

Furthermore, as noted above, the harm identified by the siting of the caravan and storage unit would be temporary, owing to the application proposing to site the structures for a limited period to allow for the facilitation of the proposed development.

The application is therefore considered to accord with policies P2 and P3 of the Core Strategy, policies JP-P1 and JP-P2 of the adopted PfE, and in accordance with the balancing exercise required by the National Planning Policy Framework, the identified harm to the significance of the listed building is considered less than substantial and is outweighed by the public benefits provided by the proposal. The Local Planning Authority has therefore carried out the duty in accordance with the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Ecology and BNG

Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Policy G6 of the adopted Core Strategy expects development proposals affecting green infrastructure to avoid the loss of existing features such as trees unless suitable alternative provision is made or they have limited value. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity. Policy JP-G8 of PfE states that 'through local planning and associated activities a net enhancement of biodiversity resources will be sought'.

A watercourse is located approximately 10 m west. Watergrove Reservoir Site of Biological Importance (SBI) which comprises a mosaic of priority habitats is located approximately 330 m north-east of the site. The site itself is located within the Greater Manchester Local Nature Recovery Strategy Area.

The application is supported by a Preliminary Ecological Assessment (PEA) which included a bat survey. The PEA noted that there were 15 species records for protected NERC Act S41 Priority Species or BAP species within the predefined search area. However, no protected or notable plant species were recorded on site. The PEA noted that there are seven species records for invasive species within the search area including six records for Himalayan Balsam and one record for Three Cornered Garlic. However, no invasive plant species were recorded

on site. The PEA noted that due to limitations of time of year invasive species may not have been identifiable, and therefore the PEA recommended that an invasive species survey is undertaken to determine absence/ presence of invasive species on site. This can be resolved through the addition of an agreed pre-commencement condition.

The PEA noted that due to the site being located inside of the GMNN, with deciduous woodland and lowland fen priority habitat within 500 m of the site, and Watergrove Reservoir SBI being within the zone of influence of the site, the PEA recommended a Construction Environment Management Plan (CEMP) detailing mitigation measures of any development to ensure there is no significant detrimental effects on the GMNN or SBI. It is considered that this can be appropriately conditioned.

In regard to bats, the PEA noted that there were no Natural England mitigation licences which appear to be present within the vicinity shown on MAGIC. Although, the barn did provide roosting access features building, the PEA concluded that the barn had negligible bat roost potential due to 'the lack of lining on the roof, lack of roof and wall cavities, absence of roosting opportunities inside, the climate inside of the building, and the exposed nature of the site.' Additionally, the PEA concluded that there was alternate and more suitable roosting opportunities in the other buildings around the site, including occupied residential dwellings.

Overall, the PEA concluded that the site does not contain suitable habitat for foraging and commuting bats. Therefore, the habitat present on site was assessed as low quality and the bat assemblage was also assessed of low importance for nature conservation. The PEA did however note that the construction process and lighting on site disturb commuting and foraging bats. Therefore, the PEA recommended that a Construction Method Statement be produced and all lighting installed as part of the development will be in line with Guidance Note 08/23 Bats and Artificial Lighting at night. It is considered that this can be adequately conditioned. GMEU accepted the justification in regard to the bat survey and requested the inclusion of an informative in regard to their legal responsibilities under habitat regulations.

The PEA found no signs of barn owls being present on site. However, the PEA noted that there was access for barn owls into the building on site, but with limited nesting opportunities within the barn. The PEA did however note that there were multiple signs of nesting birds within the building on site and concluded that there might be birds nesting within the building and surrounding trees, with the work associated with the proposed development on the site having the potential to have a significant permanent negative effect. As such, the PEA recommended the following:

- Vegetation clearance should be conducted outside of the nesting bird season to avoid disturbing the birds (the nesting season is considered to run between 1st March and 31st August).
- Prior to any works on the building a suitably qualified ecologist should check potential nesting habitat immediately prior to works. Where nesting birds are encountered works must be postponed until the nestlings have fledged.

- A walkover survey by an appropriately licenced ecologist will be required to no more than 10 days prior to building works, to check the site for presence/absence of nesting barn owls.

GMEU also recommended the inclusion of a condition requiring restriction of building works during bird nesting season. It is considered that this can be adequately conditioned.

The PEA noted that there were records for badgers within the search area. However, during the assessment, no field signs of badger were recorded on site. The PEA did conclude that there was potential foraging habitat on the site within the grasslands and therefore badgers may use the site for commuting. Additionally, the PEA identified droppings from unidentified mammals and concluded that hedgehogs may also use the grassland for commuting. As such, the PEA recommended that all excavations must be covered overnight, and planks must be placed at a 45-degree angle to allow for safe passage of protected species across the site. It is considered that this can be adequately conditioned.

The following was also considered in the PEA:

- Invertebrate: No protected invertebrate species were recorded on site.
- Amphibians: The site was considered to hold negligible potential for amphibians due to the lack of pond habitat within 500m of the site and lack of vegetated cover on site. As such, the PEA concluded that amphibians were unlikely to be present on site.
- Reptiles: There were no records for reptiles within the search area. Due to the heavy grazing of majority of the grassland on site, the PEA concluded that reptile presence is unlikely.
- Water Voles: The site is not suitable for Water Voles and Water Voles are unlikely to be on the site.
- Dormice: The site has negligible suitability for dormice and dormice are unlikely to be on the site.

In regard to biodiversity enhancement, Biodiversity Net Gain (BNG), the application is a self-build application and therefore exempt. Nevertheless, this does not negate the need to meet the biodiversity enhancement requirements set out in the Core Strategy, PfE and the NPPF. The PEA has recommended that Biodiversity Enhancement Plan should be produced to ensure there is no net loss of habitats on site and to increase biodiversity and opportunities for wildlife on site, due to the result of the proposed development. The PEA has suggested the inclusion of nest boxes, bat boxes, small holes in fences, bee bricks, and fruit tree and flowerbed planting. GMEU also advised that biodiversity enhancement as detailed in the report should be secured through a condition. It is considered that this can be adequately conditioned.

Subject to the addition of the relevant conditions, it is considered that the proposal would have an acceptable impact on ecology and biodiversity enhancement and therefore would accord with relevant policies in the Core Strategy, PfE and NPPF.

Land Contamination

The application was supported by a Phase 1 Report. The report concluded that the overall risk from soil contamination to residential end users and construction workers was low. The risk of asbestos containing materials was also considered to low, which could be reduced to very low following an asbestos survey of the bar. Additionally, the report concluded the risk to controlled waters and ground gas was also low. The Land Contamination Officer reviewed the report and concluded that no further assessment is required and no condition is needed.

As such, it is considered that proposal is acceptable and would accord with policy G9 of the adopted Core Strategy, policy JP-S4 of the PfE and the NPPF.

Drainage

The site is located within Flood Zone 1, having a less than 1 in 1,000 annual probability of flooding. An objection has raised concerns in regard to the water supply to the proposed dwelling and waste drainage. The objection raised concerns about insufficient water supply for the cluster of properties. No information has been provided in regard to how the property will be supplied with water. It is considered appropriate to include a condition requiring details to be provided. In regard to waste drainage, this would be a matter that is resolved through the building regulations process and therefore it is not considered appropriate to repeat what will be covered through other regulations.

Subject to the addition of the relevant condition, it is considered that the proposal is acceptable and accords with relevant policies within the Core Strategy, PfE and NPPF.

Amenity

Paragraph 135 of the NPPF seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Additionally, policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development would be sited close to three residential properties. As such, paragraph 4.1 of the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development 2016 (SPD)' is of relevance when assessing the impact on the amenity of the neighbouring properties.

To the south, adjoining the application site, there is the single storey structure of Stid Fold Farm. It is noted that the structure is set on lower ground. The structure is approximately 14m away from the front elevation of the barn and proposed

extension. The structure may have been previously used as a residential dwelling; however, it appears that it is no longer used as a residential dwelling. There are no windows proposed on the side elevation of the proposed extension. Furthermore, the proposed extension would exceed the minimum distances set out in paragraph 4.1 of the SPD. It is considered that there is sufficient distance between the two buildings.

To the west is Stid Fold Farmhouse. The side elevation of the barn is sited approximately 14.5m from the shared boundary. The side elevation of Stid Fold Farmhouse is sited about approximately 32m away. Considering the distance and angle of the neighbouring property, it is considered that the proposal would not impact on the amenity of Stid Fold Farmhouse.

It is considered that the application property would not unduly impact on the amenity of any of the other neighbouring residential properties.

Occupier amenity

Along with not unduly impacting on the amenity of neighbouring properties, any proposal should not unduly impact on the amenity of the occupiers of the application property.

PfE Policy JP-H3 (Type, Size and Design of New Housing), requires all new dwellings to comply with the Nationally Described Space Standards (NDSS) and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. The NDSS sets out the minimum standards required for dwellings. The NDSS sets requirements for minimum gross internal floor space areas dependent on the number of bedrooms, bed spaces and storeys. The proposed dwelling would have three bedrooms and be set over two floors. The NDSS requires that such a dwelling should have a minimum gross internal floor space area of between 84sqm and 102 sqm. The proposed dwelling would have floor space of approximately 162 sqm. The NDSS also requires a minimum of 2.5sqm of built in storage. The proposed floor plans have not specified any fitted storage; however, it is accepted that there is ample space within the property and within the additional functional rooms to provide storage space that would exceed the NDSS minimum standards. Furthermore, the proposed bedrooms would also meet the minimum requirements for bedroom sizes.

Further to the above, it is considered that all habitable rooms will receive an adequate amount of light and outlook. Additionally, considering the size of the proposed dwelling, it is considered that there is a sufficient amount of outdoor amenity space available to the occupiers of the proposed dwelling.

It is therefore considered that the proposal would have an acceptable amenity impact on the neighbouring properties and would provide suitable amenity for the resident of the application property. The proposal is therefore acceptable and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Highways and Public Rights of Way

The site is located in an unsustainable location with no access public transport or local amenities within a close walking distance of the site. The proposal would not see any alterations to the existing access to the site that appears to have been well established. The proposed site plan has identified parking spaces for vehicles within the curtilage of the proposed dwelling, with sufficient space for additional vehicles if required. The highways department assessed the proposal and raised no objection to the proposal, noting that the proposal is not expected to generate any significant volume of traffic and that adequate parking was provided within the curtilage of the proposed dwelling. Additionally, the highways department concluded that there were no concerns regarding emergency access, refuse collection from the site and road safety.

There are number of public rights of way that run through the site and are within the vicinity of the site. The public rights of way officer identified WarFp97 and WarFp94 to be the ones that could be possibly affected by the proposal. The public rights of way officer assessed the proposal and concluded that proposal will not affect any rights of way that run over the land. However, the public right of way officer advised that prior, during and following any works to take place, the routes should not be obstructed by materials, fencing or vehicles, excavated or diverted without a legal order completed, in the event an order is not applied safe access over the footpaths should continue without difficulty, without permission and as of right. It is considered that an advisory with any planning permission is adequate.

The proposal is considered to be acceptable accord with policies DM1 and T2 of the adopted Core Strategy, policies JP-H3 and JP-C8 of the adopted PfE, the SPD and the NPPF.

Green Belt Harm – Planning Balance

The proposed development is considered to meet the requirements of the exceptions criteria as set out in the NPPF. Harm in the form of less than substantial harm to the designated heritage asset has been identified. The barn is in poor condition and requires work to save it from further deterioration. The site is unlikely to be reused for agricultural purposes, with the reuse of the barn and site as a dwelling providing a viable future use. It is therefore accepted that the benefit of returning of an under used structure to an active use outweighs the harm caused.

When complete, the barn would retain key architectural features which contribute most to the significance of the building, and due to its prominent siting in the local context, would remain a legible piece of evidence of the area's agricultural history and would thus be a significant contributor to local character.

However, Green Belt harm has been identified through the siting of the caravan and storage unit. It is accepted that there is a need to for temporary accommodation and storage facility on site whilst development of the site is being undertaken. Furthermore, noting that there is a need to redevelop the designated heritage asset and there is a need for temporary accommodation on site, it is considered that

temporary siting of the caravan for residential accommodation and the storage facility would represent very special circumstances.

No additional harm to the Green Belt has been identified that is not outweighed by other considerations or suitably mitigated. The application proposal therefore accords with policy JP-G9 of the PfE and the expectations and requirements of the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is acceptable in principle and matters of detail and the application is accordingly recommended for approval.

Recommendation: Approve with Conditions

Condition(s) (20)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Topographical Survey. Drawing number: S250667-DR-T-001. Revision: A
- Floor Plans. Drawing number: S250667-DR-M-002. Revision: A
- Floor Plans. Drawing number: S250667-DR-M-003. Revision: B
- Sections. Drawing number: S250667-DR-M-004. Revision: A
- Proposed Site Plan. Drawing number: 002. Revision: 1.1
- Proposed Plans Elevations Sections. Drawing number: 001. Revision: 1.2

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 No above ground works shall take place for the construction of the hereby approved single storey side extension until such time as a detailed specification and/or samples of materials to be used externally in the construction of the single storey side extension has first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development

shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Prior to installation, samples of all new stone used shall be provided on site for inspection and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Existing slates shall be reused wherever possible. Any new slates shall match the existing roofing materials precisely in respect of unit dimensions, colour and texture and samples of all new slates shall be provided on site for inspection and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in complete accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 Prior to installation, a specification for the lime mortar shall be submitted to and approved in writing by the local planning authority. For avoidance of doubt, this shall include details of colour of mortar, coursing and pointing. The development shall be carried out in complete accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies

JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 7 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the Local Planning Authority showing details of the following:
- a. New and replacement windows and/or doors, including elevations, the set back from face stonework, sections through the head, jamb, lintel and cill, and details of stile, mullions, meeting rails and glazing bars.
 - b. New and replacement doors, door casings and surrounds
 - c. Eaves, verges and ridges
 - d. Soffits
 - e. Vents, extractor fans and flues
 - f. Meter boxes, alarms, security lighting and video cameras

The works shall then be carried out in complete accordance with the approved details.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 All rainwater goods shall be made of cast metal and painted black.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 9 Unless first agreed in writing by the Local Planning Authority, the temporary caravan accommodation and storage container hereby approved shall be removed from the site and the land made good on or before five years from the date of this decision.

Reason: Reason: In the interests of ensuring a satisfactory visual appearance to the development, protection of the special architectural

and historic interest and integrity of the designated heritage and protection of the openness of the Green Belt, and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1, JP-P2, JP-G9 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 10 Notwithstanding any details contained within the application, full details of any external lighting to be installed on the buildings or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the buildings or site and its luminance, angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: To ensure that light installed on the site does not cause harm to protected species within and surrounding the site and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways'). The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 12 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy, policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 13 Notwithstanding the details shown on the approved plans, prior to occupation, full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 14 Notwithstanding any details submitted as part of the application, prior to the installation of boundaries, screens or retaining walls, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: Reason: In the interests of ensuring a satisfactory visual appearance to the development, protection of the special architectural and historic interest and integrity of the designated heritage and protection of the openness of the Green Belt, and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1, JP-P2, JP-G9 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 15 Demolition and repair works shall be undertaken in strict accordance with submitted documents 'Method Statement – Removal and Replacement of Stone Tile Barn Roof, Timber Purlins and Rafters' Structural Appraisal of Stid Fold Barn, Wardle, Rochdale' (produced by Philip Wright Associates LTD, dated: July 2025) and 'Method Statement' (dated: 30th June 2026,

ref: 26G/3761/02). For the avoidance of doubt, the principal trusses shall be retained.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 16 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 17 No development (including any demolition, site clearance or preparation works) shall take place until a detailed survey of invasive non-native (alien) species of plant and detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on the site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of invasive non-native (alien) species of plant during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

- 18 Prior to installation full details and specifications of solar photo-voltaic panels, including large scale drawings at a scale of not less than 1:50, and air source heat pumps, including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the solar panels shall be integrated solar panels. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and protection of the special architectural and historic interest and integrity of the designated heritage and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 19 No development shall commence until a detailed scheme for the provision of a wholesome, potable water supply to serve the dwelling hereby by permitted has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be fully implemented in accordance with approved scheme and retained and maintained as such thereafter for the lifetime of the development.

Reason: To ensure that the dwelling is served by an adequate, safe and wholesome supply of drinking water and in the interests of public health, residential amenity and sustainable development. In accordance with policies G3, G8 and DM1 of the adopted Core Strategy, policies JP-D1 and JP-S5 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Water supply infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 20 Prior to works on the existing barn being undertaken, a suitably qualified ecologist shall undertake a survey of the existing barn to check the site for presence/absence of nesting birds, including barn owls. The survey shall be undertaken no more than 10 days prior to building works. Where nesting birds are identified, a scheme for the protection and relocation of the nesting birds shall be submitted to and approved by the Local Planning Authority.

Reason: For the protection of protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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.

Informatives (1)

- 1 The Public Right of Way Officer has identified Public Rights of Way WarFp97 and WarFp94 run through the application site. The Public Right of Way Officer has advised that prior, during and following any works to take place, the routes should not be obstructed by materials, fencing or vehicles, excavated or diverted without a legal order completed, in the event an order is not applied safe access over the footpaths should continue without difficulty, without permission and as of right.
- 2 All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species

Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.