

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0197

Applicant
Mrs Sabrina Smith
82 Birch Road
Wardle
Rochdale
OL12 9QN

Part I - Particulars of Application

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

Location: Stid Fold Barn, Barn Field Lane, Rochdale, OL12 9PN

Valid On: 17 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING 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.

Date of Decision: 14/08/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (2)	
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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.

- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.