



KELLEN
HOMES

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

19th August, 2026

Submitted Via the Planning Portal Ref: PP-15169637

Dear Sir or Madam,

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

This non material amendment application has been prepared to amend the wording of condition no. 2 (approved plans). Specifically, this application relates to the variation of approved layout revision R with Layout Revision S. The changes on this layout (Revision S) relates the substitution of the 2 bedroom 2 storey Hickory house type with the 2 Bedroom 2 Storey Juniper Lean-To house type. This substitution relates to plots 150, 151, 106-109 (inclusive) and plots 39-40.

Non Material Amendment History:

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

On the 11th August, 2026 non material amendment ref: OTH/2026/0647 was approved by officers and this amendment sought to replace approved layout revision Q with revised layout revision R and substitute house type Rosewood with Juniper Lean-To on plots 26 and 27.

Justification:

Section 96A of the Town and Country Planning Act allows local planning authorities in England to make a changes to any planning permission where they are satisfied that the change is not material. Whilst there is no definition of what constitutes to a non-material amendment as stated in paragraph 002 (Reference ID: 17a-002-20140306) of the PPG, the PPG does recognise that a non material amendment should be considered in context of the overall scheme. Specific powers (at S.96A(3)) are also provided to remove or alter the wording of existing conditions.

This non material amendment seeks to substitute the approved 2 storey 2 bedroom Hickory (767 square foot) with the slightly larger Juniper Lean-To Housetype (856 square foot) the difference between the Juniper Lean-To and the Hickory is the rear Lean-To extension to the ground floor which provides a larger living and dining area. From an external perspective, the



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Juniper Lean-To creates a more interesting street scene and the addition of the front gable further enhances the roofline across the development. This feature also draws inspiration from the architectural features that can be seen on the nearby St Martins Church further complimenting local landmarks. The submitted street scene further highlight how the changes enhance the local street scene creating interest and variation throughout. From a materiality perspective, the Juniper Lean-To uses the same materials pallet that have previously been approved.

To conclude, these amendments ensure that there is a central focal point within the street scene that comply with the approved design language whilst still providing variation through the development. Additionally, following approval ref: OTH/2026/0647 the changes to the layout to include the Juniper Lean-To have previously been accepted by officers. I trust that the above information is sufficient to recommend approval of our non-material amendment, however should officers have any queries on our submission, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

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