

Officer Report

Case Reference: OTH/2026/0695
Location: Land Opposite Harwood Primary School
Hornby Street, Heywood
Proposal: Non-material amendment to planning permission
23/01382/FUL for the installation of ramps between the rear
entrances of the dwellings/yards and the associated refuse
and cycle stores
Recommendation: Approve with Conditions
Officer: Claire Ringwood

SITE

The application site consists of a parcel of land off Hornby Street, a short distance south of Heywood Town Centre. The surrounding area is predominantly residential comprising terrace and semi-detached dwellings. The site is bound by Hornby Street to the east and an alley to the back of Stanley Street to the west. Beyond these streets the site is bound by residential properties to the north, west, and south. The site is enclosed on three sides by fencing.

PROPOSAL

The application proposes a non-material amendment to planning permission 23/01382/FUL relating to Condition 2 (approved plans).

The non-material amendment is required to address the existing level differences between the rear dwelling entrances / yards and the associated refuse and cycle stores, which currently range between approximately 500–600mm.

Currently approved drawings:

Drawing No: 23-031-01 Site Location Plan Rev A

Drawing No: 23-031-02 Proposed Site Plan Rev B

Drawing No: 23-031-03 Proposed Floor Plans Rev B

Drawing No: 23-031-04 Proposed Elevations Rev B

Amended drawings:

Drawing No: 02 Rev B – Proposed Site Plan

Drawing No: 04 Rev C – Proposed Elevations

Drawing No: 05 Rev A – Proposed External Ramp Typical Section

Received on 3rd August 2026

RELEVANT PLANNING POLICY

Legislation

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

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

23/01382/FUL - Residential development for a specialist supported living complex (Use Class C3(b)) comprising 12no. flats with ancillary worker facilities and outdoor amenity areas. Approved 08/03/2024.

24/00542/DOC - Discharge of conditions 7 (CMP), 8 (site investigation and assessment) , 9 (coal mining) and 10 (surface water drainage scheme) on planning permission 23/01382/FUL. Request completed 20/11/2024.

24/01025/DOC – Discharge of condition 5 (piling and other foundation designs) and 9 (coal mining) of planning permission 23/01382/FUL. Request completed 08/01/2025.

24/01098/DOC - Discharge of conditions 11 (materials) and 12 (boundary treatment) of planning permission 23/01382/FUL. Request completed 20/12/2024.

CONSULTATION RESPONSES

None.

REPRESENTATIONS

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

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved details are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority should take into account:

The effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

Assessment of the non-material amendment

The amendments as detailed above are not considered to significantly alter the external appearance of the building and they do not alter the approved use, character, scale, height, positioning or external form of the approved development. The amendments will not be visible from the front of the site and as such the amendments are considered appropriate and are not considered to have a material impact on the character and appearance of the approved development. For this reason, officers are of the opinion that the amendments would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1. This permission relates to the following plans and documents:

Drawing No: 02 Rev B – Proposed Site Plan

Drawing No: 04 Rev C – Proposed Elevations

Drawing No: 05 Rev A – Proposed External Ramp Typical Section

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and the development shall be carried out in accordance with the approved drawings unless otherwise required by the conditions below.

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

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 23/01382/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The development shall be carried out in accordance with the following plans and documents hereby approved:
 - Drawing No: 02 Rev B – Proposed Site Plan
 - Drawing No: 04 Rev C – Proposed Elevations
 - Drawing No: 05 Rev A – Proposed External Ramp Typical Section

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

- 1 This decision notice is to be read alongside that issued with planning permission 23/01382/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.