

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

APPLICATION REFERENCE: PL/2026/0452

Applicant Mr Jonathan Mulroy Standrings Bagslate Moor Road Rochdale OL11 5XT	Agent Mr Mark Bell Bloxham Mill Barford Road Bloxham OX14 4FF
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Part I - Particulars of Application

Proposal: Construction of 1no. 4bedroom dwelling to rear of Standrings, including associated access, parking and landscaping.
Location: STANDRINGS, BAGSLATE MOOR ROAD, ROCHDALE, OL11 5XT
Valid On: 16 June 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 The proposed development, by reason of its overall scale, massing, and architectural treatment, would appear as a dominant and visually intrusive form of development within the setting and clearly delineated grounds of Standrings House, a Grade II listed building. As such, the development would cause less than substantial harm to the significance of the designated heritage asset. No public benefits have been identified which would outweigh this harm. The proposal is therefore contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Strategy Policies P2, P3 and DM1, Places for Everyone Policies JP-P1 and JP-P2, and Policies DP3, HE4, HE5 and HE6 of the National Planning Policy Framework.

Date of Decision: 25/09/2026Melanie 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.
2	For the avoidance of doubt, this decision relates to the following plans and documents: <u>Plans</u> • Drawing 01-00-01 revision C - Location and Site Plan – Existing received 22 September 2026 • Drawing 01-04-01 revision D - Site Plan – Proposed received 23 September 2026 • Drawing 02-04-02 revision C - Proposed Elevations dated 09 June 2026 • Drawing 03-04-01 revision A – Plan Proposed Garage dated 12 February 2026 • Drawing 02-04-01 revision B – Floor Plans and Section dated 16 February 2026 <u>Documents</u> • Biodiversity Net Gain Assessment by Arbtech, 14 November 2025 • Preliminary Ecological Appraisal and Roost Assessment by Arbtech, 14 November 2025 • Heritage Statement by Paul Butler Associates, 5 November 2025

INFORMATIVE:

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INFORMATIVE:

If you are unhappy with the decision to refuse permission, 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>.