

Officer Report

Case Reference: PL/2026/0452
Location: STANDRINGS, BAGSLATE MOOR ROAD, ROCHDALE, OL11 5XT
Proposal: Construction of 1no. 4bedroom dwelling to rear of Standrings, including associated access, parking and landscaping.
Recommendation: Refuse
Officer: Anna Hayes

SITE

The application site relates to the southernmost point of the rear garden of Standrings House which is a large Grade-II listed two-storey detached dwelling occupying the corner plot at the junction of Bagslate Moor Road and Greenview Drive in Norden.

Standrings House was built in 1791 and was originally a moorland farmstead, later converted to a gentleman's residence in the 1930s. Its original form was that of a laithe house, a typical Pennine building type with house and barn attached. The original barn has since been subject to numerous alterations over time and was renovated in the 1930s, along with the enlargement of the surrounding grounds; the dwelling now has a residential and domestic character. The large front garden faces Bagslate Moor Road and is enclosed by stone walls and mature landscaping.

The rear garden is circa 96m long and 81m wide and contains several greenhouses and a single storey outbuilding which lies towards the east facing boundary. The east facing boundary is bounded by a high stone wall, a later addition built as part of the residential development of Greenview Drive. The rear garden shares a boundary with Rochdale Golf Club to the west, no. 14 Greenview Drive to the south and overlooking its east facing boundary lies nos. 7 to 13 Greenview Drive.

The property is served by two gated access: one from Bagslate Moor Road and another from Greenview Drive close to the junction. Planning permission has recently been granted for the creation of a new vehicular access to the rear garden along the eastern boundary from Greenview Drive, including the installation of a new dropped kerb and gates (PL/2026/0050).

PROPOSAL

Planning permission is sought for the construction of a single detached dwelling on land within the existing residential curtilage of the Grade II listed residential property known as Standrings House. The proposal seeks to subdivide the rear garden of

Standrings House and create a new residential plot to the southeastern corner with access taken from Greenview Drive to the east utilising the more recently approved gated access point.

The proposed detached, 2 storey dwelling sits beneath a steeply pitched dual-gabled roof. The principal elevation of the dwelling features two forward projecting gables and presents a symmetrical appearance. Centred between is a recessed arched porch, above which is a small dormer window. Fenestration comprises horizontally proportioned window openings to the front with large expanses of glazing to the rear elevation. Proposed materials comprise of predominately brick with stone detailing to the front, including stone quions, with stone heads and cills to windows. A large chimney stack is located to the proposed north facing side elevation.

Internally, the ground floor accommodation includes a large open-plan kitchen/living area, with internal bi-fold doors opening onto a dining room. A separate snug room, w/c, boot room/utility space is also provided at ground floor level, with a total GF area of approximately 151.20m². The proposed first-floor accommodation comprises of four double bedrooms – three of which have en-suite bathrooms. The master bedroom includes a walk-in wardrobe room, as well as an external first floor balcony with a glazed balustrade. A family bathroom is located at first floor level.

Proposed landscaping comprises a new large driveway with sufficient car parking spaces for at least four vehicles. A new timber framed car port/garage (40.23m²) is proposed to be situated forward of the principal elevation of the main dwelling, under a pitched roof. A number of trees, as shown on the proposed site plan, are proposed to be uprooted to facilitate the proposed development.

The application is supported with a suite of relevant plans and documents, including:

Plans

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

Documents

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

Amendments: During the course of the application, the red line boundary was reduced to exclude the existing stone outbuilding from the site (previously the red line boundary to denote the application site cut through the middle of the outbuilding). The red line was also extended to the highway to allow for site access (to include the area between the new gate/dropped kerb). These changes were considered minor, and in any case all within the blue line, and did not constitute a material change requiring additional advertisement.

The application is therefore considered on the basis of the plans and documents detailed above.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.

National Planning Practice Guidance (NPPG)

Development Plan

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, saved Unitary Development Plan (UDP) policies, and the Greater Manchester Joint Minerals Plan April 2013. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Sustainable and Resilient Places

JP-S1 Sustainable Development

JP-S2 Carbon and Energy

JP-S3 Heat and Energy Networks

JP-S4 Flood Risk and the Water Environment

JP-S5 Clean Air

JP-S6 Resource Efficiency

Places for Homes

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

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design of New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Connected Places

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

C6 Improving health and well-being

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

G6 Enhancing Green Infrastructure

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

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP)

G/D/1 Defined Urban Area

Other

The following Supplementary Planning Documents (SPD) are also relevant:

Guidelines & Standards for Residential Development SPD, June 2016; and,

Residential Design Guide SPD.

Other

National Design Guide (2019) (Ministry of Housing, Communities and Local Government); and,

National Planning Practice Guidance.

Department for Communities and Local Government – Technical housing standards
- nationally described space standard

RELEVANT SITE HISTORY

The site has extensive planning history. The most recent and relevant planning history is detailed below-

PL/2026/0050 - Formation of new access off Greenview drive including dropped kerb with installation of new access gate and alteration to boundary wall – Approved with conditions 01.05.2026 (Listed Building Consent relating to PL/2025/1239)

PL/2025/1239 - Formation of new access off Greenview drive including dropped kerb with installation of new access gate and alteration to boundary wall – Approved with conditions 01.05.2026

16/00694/LBC – Demolition of former stables – Refused 22.01.2018.

Reason(s) for refusal:

1. The outbuilding within the rear garden of Standrings House contributes to its setting and is an important reminder of the gentrification process which occurred in the 1930s. The demolition of the outbuilding would undermine the historic appreciation of the house and dilute its status, and as a result would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by public benefits. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

15/00987/OUT - Outline application (including means of access and layout) for residential development (3 dwellings) to include the demolition of the outbuildings and the partial demolition of the boundary wall - Resubmission of 14/01084/OUT – Refused 19.01.2018

Reason(s) for refusal:

1. The application proposes three large, detached dwellings within the rear garden of Standrings House, which is a Grade II listed building. The rear garden of Standrings House and the mature trees within it contribute positively to its setting, and the proposed development would appreciably reduce the sense of space around the listed building and would challenge and compete with it. As such, the development would undermine the historic appreciation of the house and dilute its status, and so would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by the limited public benefits of the scheme. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

2. The proposal would involve the felling of 4 trees subject to Tree Preservation Order 165 and 28 individual non-protected trees. It is considered that the loss of these trees would be detrimental to the visual amenity of the area and its

character. As such the proposal is contrary policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. From the information submitted with the application, the site offers a suitable habitat for bats. The submitted bat surveys (dated April 2014 and May 2015) are considered to be out of date and as such, inadequate evidence has been submitted to demonstrate that there would not be a material adverse effect on bats which are a protected species, contrary to policy G7 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework

14/01084/OUT - Outline application (all matters reserved) residential development (6 dwellings) – withdrawn

98/D35817 - Residential Development-Twenty-Seven Dwellings And Garages With Public Open Space. - Grant subject to conditions

98/D35579 - Residential Development, Including Public Open Space With Means Of Access From Bagslate Moor Road (Opposite 4-6A) And Edenfield Road (East Of Palatine Road) – Grant subject to conditions

CONSULTATION RESPONSES

Conservation Officer

Summary: As a result of its scale, height and design, the new dwelling would compete with Standings House as the principal house on the site. The proposal would result in less than substantial harm to the significance of the designated heritage asset. It would neither preserve nor enhance the special architectural or historic interest of the listed building.

Greater Manchester Ecology Unit (GMEU)

Summary: Updates are required to the BNG assessment which can be carried out post-decision. Other ecological issues including nesting birds, other wildlife and invasive species can be resolved via condition. Following exclusion of the existing stone outbuilding from the development site, further bat surveys are no longer required.

Highways and Engineering

Summary: Confirms no objections to this proposal.

Historic England

Summary: Confirms that consultation is not required.

Joint Committee of National Amenity Societies (NAS)

No comments received.

The Coal Authority (Mining Remediation Authority)

Summary: No objection subject to conditions as per the recommendations of the submitted Coal Mining Risk Assessment.

Tree Officer

No comments received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters, site notice and a press notice.

Two letters of objection have been received. The comments are summarised below:

- Considers the proposal to be an unsustainable and inappropriate form of development, with the harm outweighing the limited public benefit of a single additional dwelling and limited contribution to housing need or affordability.
- Believes the development would erode the spacious character, large plots, estate land, mature landscaping and historic character of the area, resulting in harm to the wider residential environment and the setting of the Grade II listed Standrings House.
- Raises concerns that approval would set a precedent for further subdivision and development of estate/garden land, leading to cumulative harm and gradual urbanisation of the area.
- Raises concerns regarding impacts on mature trees, landscaping and visual amenity.
- Notes potential construction impacts, including noise, dust, traffic and disturbance to neighbouring residents, and questions the implications for highway safety from additional vehicle movements.
- Considers the proposal to be materially similar to a previously refused scheme and disputes the assessment of heritage impacts, public benefits and the site's status as previously developed land.
- Concludes that insufficient justification has been provided for development within the grounds of the listed building and that the heritage harm has not been adequately justified.

Principle of Development

The site is situated within the Defined Urban Area according to the UDP Proposals Map. Policy G/D/1 of the UDP aims to locate new development in the urban area in order to support urban regeneration and to protect the countryside. In the Pennine

fringe in the north of the borough, Core Strategy policy SP2 also supports new housing, which is also echoed in policies C1 and DM1 of the CS.

Policy S3 of the NPPF establishes the presumption in favour of sustainable development and Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. Policy L2 also sets out that substantial weight should be given to the benefits where a development proposal would create additional homes within existing plots, including residential curtilages, subject to size limitations, unless additional development can be accommodated without harm to the overall character of the area.

The latest published information suggests that the Council can demonstrate over 5 years' worth of deliverable housing sites, as required by national policy however, this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs. The recent adoption of PfE has also increased the housing requirement to an annual average of 616 new dwellings across the plan period, as set out in table 7.2.

Taking into account all of the above, the site is located within the defined urban area, and the site is not allocated for a specific purpose. The proposal would see the subdivision of an existing residential plot to provide for one new dwelling, making effective use of land, which is offered substantial weight through NPPF policy L2. The principle of development is justified as being acceptable having had full regard to local and national policy, subject to all other material considerations being satisfied.

Design and Heritage

The NPPF at chapter 14 seeks to promote high quality, healthy, inclusive and sustainable places, whilst chapter 20 seeks to conserve and enhance the historic environment.

Policy DP3(1) of the NPPF states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. Policy DP3 (2) sets out a number of key principles in order to create well-designed places.

Similar objectives are reflected in Places for Everyone Policy JP-P1 (Sustainable Places), which supports development that respects and acknowledges the character and identity of the locality in terms of design, siting, size and scale and materials used. PfE policy JP-P2 seeks to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. It notes that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

At the local level, Core Strategy Policy P3 requires all development proposals, including associated landscaping, to adhere to a high standard of design and sets out the key design principles against which proposals will be assessed. Core Strategy Policy DM1 further requires development to demonstrate compliance with a range of general development criteria, including the delivery of high-quality design which takes the opportunity to enhance the quality of the area.

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1) states: "In considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The proposed dwelling would be situated within the rear garden of Standrings House, within the established curtilage and setting of the Grade II listed building. Accordingly, regard must be had to Core Strategy Policy P2, PfE Policy JP-P2 and Policies, HE4, HE5 and HE6 of the NPPF, which cumulatively seek to conserve, enhance, and promote key heritage assets; reinforce the importance of heritage in placemaking and require that the significance of heritage assets be understood and impacts assessed.

The former outline planning permission for three dwellings (15/00987/OUT) and associated listed building consent (16/00694/LBC) were both refused in 2018 for the following reason:

"The application proposes three large, detached dwellings within the rear garden of Standrings House, which is a Grade II listed building. The rear garden of Standrings House and the mature trees within it contribute positively to its setting, and the proposed development would appreciably reduce the sense of space around the listed building and would challenge and compete with it. As such the development would fail to preserve its setting and cause harm to its significance. The harm caused would be less than substantial and would not be outweighed by the limited public benefits of the scheme. The proposal is therefore contrary to policy P2 of the adopted Rochdale Core Strategy, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework."

Standrings House is of special architectural and historic significance. This significance derives in part from its age and as an example of an 18th century laithouse, which was altered and gentrified during the 19th and 20th centuries. While it has been altered, it still retains architectural and historic features of interest. The openness of the existing garden and the limited extent of built development within the site contribute positively to an appreciation of the listed building's historic status and setting.

The proposal is limited to one dwelling, allowing more of the rear garden and mature trees that contribute positively to the site's setting to be retained. However, the dwelling would remain substantial, with a footprint of approximately 190sqm, dimensions of around 14m by 14.6m and an overall height of approximately 10.1m.

Although large dwellings exist nearby, they lie beyond the stone boundary wall defining the grounds of Standrings House. Notwithstanding any intervisibility with the listed building, the dwelling's location within its clearly defined curtilage would create a direct relationship between the two.

Given its scale and height, the proposed dwelling would compete with Standrings House as the principal building within its defined stone boundary wall, undermining the legibility of the site's historic development and diminishing the listed building's prominence and significance. The car port would also be a sizeable structure sited prominently at the front of the plot, beside the former tennis court changing rooms, a stone outbuilding which has been identified as making a modest contribution to the significance of Standrings House by illustrating its early- to mid-20th-century gentrification.

The Conservation Officer also considers that the design fails to respect the simple linear form and architectural character of Standrings House or the appearance of other buildings within its curtilage. Officers agree. The two prominent front-facing gables, varied materials and large, steeply pitched and expansive roof would appear overly dominant and visually intrusive, within its setting.

Although mature trees stand at the front of the site, their retention is not secured, and they cannot therefore be relied upon to screen or mitigate the development's visual impact especially as they are likely to face greater pressures following development. Moreover, the limited space between the dwelling's northern elevation and the new boundary facing Standrings House would also restrict meaningful additional tree planting.

The proposed elevation drawings also fail to reflect the positive amendments made under planning application PL/2025/1239 and accompanying listed building consent PL/2026/0050. The proposed gate design as shown on the proposed elevations are unacceptable and would appear overly prominent and out of keeping with the more modest appearance of the rest of the Standrings property. As a result of their design and scale, they would appear unduly elaborate and imposing for their purpose, resulting in less than substantial harm to the significance of the designated heritage asset.

The proposal would therefore cause less than substantial harm to the significance of Standrings House by diminishing appreciation of its historic prominence, architectural character and established hierarchy within the curtilage. In accordance with Policy HE6, this harm attracts considerable weight.

Overall, by reason of its overall scale, massing, and architectural treatment, the proposed dwelling would appear as a dominant and visually intrusive form of development within the setting and clearly delineated grounds of Standrings House. It would compete with, rather than remain clearly subordinate to, the listed building and would fail to preserve its setting. The proposal would therefore cause less than substantial harm to the significance of the Grade II listed building. In the absence of public benefits sufficient to outweigh that harm, the proposal is considered unacceptable and contrary to 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 NPPF.

The Local Planning Authority offered the applicant an opportunity to address the identified concerns however an acceptable solution was not reached. The application is therefore brought to a decision on the basis of the original plans.

Amenity

NPPF Policy P3 sets out that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

Core Strategy policies DM1, G9, C1 and C6 cumulatively seek to reduce air and noise pollution, and DM1 in particular requires development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

To help achieve this, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document (SPD) has been produced by the Council to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this proposal.

Existing Residential Amenities

Officers are satisfied that the proposed dwelling would not result in a poor quality of outlook, loss of light or have an overbearing impact on the existing occupiers of No.14 Greenview Drive, in accordance with section 5 of the SPD. There are no habitable room windows to the side elevation of No.14 which would be affected and the property would still retain an open outlook over their rear garden. Whilst the proposed dwelling would be situated at a higher ground level, due to its position north of No.14, it is unlikely that the proposal would result in a significant loss of light for the existing neighbouring occupiers.

When considering the impact of the development on the properties opposite, namely 11, 13 and 15 Greenview Drive, there would be a resultant separation distance of around 45m – 50m which exceeds the minimum space standards requirements as set out in section 4 of the SPD.

Between the proposed dwelling and Standrings House there would be a distance of around 80m, therefore the privacy, outlook and access to light for the occupiers of

this property would be suitably retained. The overall retained garden area to the front and rear of Standrings House would also be of a significant size and the development would not reduce this to an unacceptable extent when considering the remaining provisions of outdoor amenity space within the curtilage.

Overall, the proposed dwelling would respect existing spacing thereby protecting amenity. Overall, it is found that the impact of a new dwelling on this site would not be unduly harmful to the living conditions of existing neighbouring occupiers, when considering light, outlook and privacy, in accordance with Core Strategy policy DM1.

Residential Environment Created

The Government's Technical housing standards - nationally described space standard document (THS) sets out the required minimum gross internal floor areas and storage required for new development. For a 4 bedroom, 5 persons, 2 storey dwelling, a minimum gross internal floor area of 97m² is required with 3.0m² of built in storage. The proposed development exceeds this requirement, and all rooms have access to adequate natural light and ventilation. The proposed garden area is reflective of the existing outdoor amenity spaces serving existing local properties and there is suitable space for refuse storage and cycle storage within the site, as shown on the submitted site plan.

Overall, the proposed development would provide a high standard of internal and external accommodation.

The proposal is therefore considered to be in accordance with Core Strategy policy DM1 and the NPPF in regard to amenity.

Access and Highway Safety

Policy TR6 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety. This applies both during the construction phase and following completion.

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and, in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed dwelling is situated within an established residential estate where there is a mix of off-street and on-street parking. The Local Highway Authority have been consulted on the proposed development and offer no objections to the proposal, confirming there will be no notable impacts as a result of the proposals, which can be adequately accessed without issue. The proposal is compliant with the NPPF and Core Strategy policy DM1.

Ecology and Biodiversity

Chapter 19 of the NPPF seeks new development to contribute positively to the natural environment and support nature's recovery, through conserving or enhancing the environmental qualities of the land proposed for development.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including 'developments below the threshold', every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. Development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

GMEU have been consulted on the proposal and note that the development will result in the loss of garden and some small trees. Wildlife issues therefore include loss of bird nesting and bat roosting opportunities.

In this case, BNG applies. Whilst no base line assessment has been provided, GMEU consider it self-evident that a small loss will occur noting the loss of several small trees and garden area, and therefore the purchasing of off-site credits will be required. The metric could be updated through the discharge of the statutory biodiversity condition. Since the only habitat created is a vegetated garden and developed land, no Habitat Management and Monitoring Plan will be required. Proposed replacement trees can be dealt with by condition, if recommended for approval.

Bats

The proposal now seeks to retain the existing outbuilding within the curtilage of Standrings House and is now excluded from the application site. Further to the submission of the Preliminary Ecological Appraisal and Roost Assessment by Arbtech, 14 November 2025, GMEU have identified bat roosting potential within this building, however as no works are proposed to this outbuilding, further dusk surveys are no longer required.

Subject to conditions, relating to replacement trees and provision of biodiversity enhancements, including bat and bird boxes, the proposal is found to be acceptable in accordance with the NPPF and PfE Policy JP-G8.

Ground Conditions

NPPF policies P2 and P3 seek to ensure that development is suitable for its proposed location, taking account of ground conditions, contamination and land stability, whilst protecting the health, living conditions and amenity of existing and future occupiers from unacceptable impacts arising from pollution, noise, light and other environmental effects.

Core Strategy Policy G9 similarly seeks to ensure that sensitive new forms of development are not adversely affected by existing sources of pollution.

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. Records indicate that the area lies in an area of probably shallow coal mine workings associated with a thick coal seam outcrop. The presence of one recorded mine entry (shaft) on or within close proximity of the planning boundary is also identified.

A Coal Mining Risk Assessment has been submitted in support of the application, which has been reviewed by the Coal Authority. The report confirms that coal mining legacy features pose a risk to ground stability and that intrusive site investigations are necessary to identify any necessary remedial measures. In terms of the proposed development layout, the Coal Authority welcomes that cognisance has been paid to the recorded mine entry, which whilst potentially being within the site, is sufficiently far enough away not to pose a risk to the stability of the proposed dwelling. However, it does still pose a risk to public safety, and its investigation is therefore warranted.

On this basis, the Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to the commencement of the development. If the application is to be put forward for an approval, conditions would be recommended on this basis.

Drainage

Policy G8 of the adopted Rochdale Core Strategy, seeks to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. The policy aims to prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from development sites. JP-S4 of PfE states flood risk will be managed by '2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants.

The application site is not in a flood risk area and is not a major development. As such, a detailed drainage strategy is not required however, the development should aim to follow the drainage hierarchy and look at all options for the sustainable management of surface water. This matter should have been addressed through building regulations however; an informative will be added to the decision to ensure the drainage hierarchy is fully investigated. As noted by the Coal Authority, where

SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The proposed development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Planning Balance and Conclusion

Policy S4 of the Framework states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

In carrying out the planning balance, the proposal would provide one additional dwelling within the Defined Urban Area and would make effective use of land within an existing residential curtilage. Whilst this matter does attract weight, it is not demonstrated that such benefits could not be realised in a manner which would otherwise result in lesser, or no harm, thus can only be afforded limited weight in the overall planning balance.

The proposal would also provide acceptable living conditions for future occupiers and would not result in unacceptable harm to neighbouring amenity or highway safety. However, these matters are largely weighed neutrally.

The proposal would cause less than substantial harm to the significance of Standrings House, a Grade II listed building, through harm to its setting. In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national heritage policy, this harm must be given considerable importance and weight. Policy HE6 of the NPPF requires such harm to be weighed against the public benefits of the proposal.

There are no public benefits identified as a result of the development proposals, with only a limited benefit arising from the delivery of a single market dwelling, which does not outweigh the identified harm to the designated heritage asset. As such, the proposal fails the heritage balance and would conflict with 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 NPPF. In accordance with Policy HE6(3&4) this matter is afforded considerable weight such that the level of harm and conflict with the policies contained within the Framework engages the provisions of paragraph 2 of Policy S4, and the application is recommended for refusal.

Recommendation: Refuse

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.
- 1 The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend 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:

Plans

- 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

Documents

- 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