



PLANNING AND DEVELOPMENT

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Our ref: 24/01151/DOC
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Date: 20 December 2024

Miss Rachel Baldwin
11 Hackford Close
Bury
BL8 1XP
United Kingdom

Dear Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01151/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (materials) and 4 (fencing specification) on planning permission 24/00817/HOUS
Location:	35 Milnrow Road, Littleborough, Rochdale, OL15 0BS

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: The details of materials provided on "Schedule of Materials" sheets received 20/11/2024 excluding details of the fencing under item 9, and the additional specifications provided via email by Paul Atherden dated 12/12/2024, are acceptable. To comply with this condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 Notwithstanding any description of details in the application, no above ground construction works shall take place until details of the type, siting, design and materials to be used in the construction of proposed fencing have been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be constructed and retained in accordance with the approved details thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Decision: Insufficient details have been provided in relation to the proposed fencing and are not approved until the relevant details regarding type, siting, design and materials are submitted. A further application will need to be submitted for the fencing to ensure compliance with the condition requirements.

Yours faithfully,

Melanie Hale
Head of Planning Services