



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Sam.Yuen@Rochdale.Gov.UK
Our ref: 24/00496/DOC
Enquiries to: Sam Yuen
Direct Line: (01706) 924332
Date: 7 August 2024

Nigel Longshaw
A.J.COCKER ASSOCIATES
New Century House
176 Drake Street
Rochdale
OL16 1UP

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00496/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (Materials), 4 (Windows and Doors), 5 (Rainwater Goods) and 6 (Rooflights) of planning permission 22/01328/HOUS (Single storey side extension including Juliet balcony on side elevation)
Location:	Burnedge House , Broad Lane, Rochdale, OL16 4QL

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 external 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 the interest of visual amenity and in the interest of preserving the significance of Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials provided on “Proposed materials to be used for construction of extension to Burnedge House, Broad Lane, Rochdale, planning ref; 22/01328/HOUS” received 24/05/2024 are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the development.

- 4 Details of the windows and door to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such windows and doors are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, surround detailing, and means of opening together with any finished treatment. The windows and door shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In the interest of visual amenity and in the interest of preserving the significance of Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Purpose made timber casement windows with paint finish' and the details of windows and doors on Drawing No. W350-01-C received 24/05/2024 are acceptable. To comply with the condition, the windows and doors shall be installed in accordance with the approved details and maintained thereafter.

- 5 Full product specifications of the materials to be used for the rain water goods, soffits, eaves and any fascias of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use in the construction. The development shall thereafter be constructed in accordance with the approved material specification and be retained as such thereafter.

Reason: In the interest of visual amenity and in the interest of preserving the significance of Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Black cast aluminium Ogee gutters with matching circular section downpipes' are acceptable. The development shall be carried out in accordance with these materials thereafter to comply with the requirements of the condition.

- 6 Details of the roof lights to be installed in the roof of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such roof lights are installed in the roof of the approved development. For the avoidance of doubt, roof lights shall be of a 'Conservation Style' and shall be set flush with the roof slope or as close as is practicable. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interest of visual amenity and in the interest of preserving the significance of Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The proposed materials comprising 'Velux GGL Conservation Roof Windows' are acceptable. The development shall be carried out in accordance with these materials thereafter to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services