ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT
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Our ref: 22/01427/DOC
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Date: 4 January 2023

Mr Usman Khan
817 Manchester Road
Castleton
Rochdale
OL11 3AH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	**22/01427/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with condition 3 (windows and doors) on planning permission 22/00585/FUL**
Location:	**817 Manchester Road, Rochdale, Rochdale, OL11 3AH**

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 Prior to their first installation full product specifications for all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the specification shall include detailed elevation and cross section drawings and material type and colour. The development shall thereafter be undertaken in accordance with the approved specification and retained thereafter.

Reason: To ensure a satisfactory appearance in the interest of visual amenity and to protect the character of the designated heritage asset, in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response:

The information submitted is insufficient and therefore not acceptable. There are no detailed elevations or cross sections of windows and doors and therefore the submitted details are not approved.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services