



ROCHDALE BOROUGH COUNCIL

ECONOMY AND ENVIRONMENT

Mark Widdup
Director of Economy and Environment

PLANNING SERVICE

Mark Robinson BSc (Hons), Dip, T.P., M.R.T.P.I.
Chief Planning Officer

Steven Hartley

HPDA

Swallow Barn Lower Chapel Hill Hurst Lane

Rawtenstall

Rossendale

Lancs

BB4 8TB

United Kingdom

Number One Riverside, Smith Street
Rochdale, OL16 1XU

Telephone: (01706) 647474

Email: joseph.nanson@rochdale.gov.uk

Our ref: 14/00051/DOC

Enquiries to: Joseph Nanson

Direct Line: (01706) 924342

Date: 24 March 2014

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010
THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED
APPLICATIONS) REGULATIONS 1989 REGULATION 1(2) (A) (B) AS AMENDED

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No: 14/00051/DOC

Application Type: Approval of detail reserved by condition

Proposal:

Submission of details to comply with conditions 3, 5, 6, 7 and 8 on planning permission 12/D55193

Location: Castle Bungalow, Swaindrod Lane, Littleborough, Lancashire, OL15 0LE

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 the details shown on the approved plans or the requirements of Condition 2, no development shall take place until samples or full details of materials to be used externally on the building 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies BE/2 and D/8 of the Rochdale Unitary Development Plan.

Response: The materials detailed in planning statement entitled 'Application for the discharge of conditions relating to planning approval no 12/D55193. Erection of Replacement Bungalow Castle Bungalow, Swaindrod Lane, Littleborough, OL15 0LE' are acceptable. For the avoidance of doubt, the approved materials are as follows:

- Roof - Reclaimed Natural Blue Slate
- Walls - Pitch Face, Coursed Natural Stone
- Window Frames - Stained Softwood
- Window Cills - Sawn Natural Stone of a Colour to Match the Natural Stone Walling
- Doors - Soft Wood and Boarded and Stained to match Window Frames Colour

Provided the development is carried out in accordance with the above materials the condition is considered to be complied with.

- 5 No development shall take place until details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full before any part of the development hereby permitted is first brought into use or the dwelling is first occupied.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan.

Response: The details of the septic tank to be used as the means of foul water disposal shown on the plan entitled Foul Drainage Plan received 20th March 2014 and detailed in supporting document 'Kingspan Klargestar, Pollution Control Experts' and planning statement entitled 'Application for the discharge of conditions relating to planning approval no 12/D55193. Erection of Replacement Bungalow Castle Bungalow, Swaindrod Lane, Littleborough, OL15 0LE'. Provided the development is carried out in accordance with the above plan, supporting document and planning statement, the condition is considered to be complied with.

- 6 Notwithstanding the details shown on the approved plans or the requirements of Condition 2, no development shall take place until a detailed scheme for the design, construction, materials and drainage of the area of hardstanding within the curtilage of the site as shown on the Drawing titled; 'Proposed reconstruction of bungalow' has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full before the dwelling is first occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory system of drainage, to prevent pollution of the water environment and in the interests of visual amenity in accordance with policies EM/7, EM/8 and BE/2 of the Rochdale Unitary Development Plan.

Response: The specification for the design and construction of the proposed area of hardstanding with the curtilage of the site on the plan entitled 'Plan to show area for hard-core and for soft landscaping at Castle Farm Bungalow' (drawing number 200314B) and in the details in the planning statement 'Application for the discharge of conditions relating to planning approval no 12/D55193. Erection of Replacement Bungalow Castle Bungalow, Swaindrod Lane, Littleborough, OL15 0LE' are acceptable. Provided the development is carried out in accordance with the above plan and planning statement, the condition is considered to be complied with.

- 7 Notwithstanding any details submitted with the application, no development shall take place until further details of finished floor levels and proposed site levels in relation to an off-site datum have been submitted to, and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of clarity and to ensure the proposed dwelling has no greater impact than the form dwelling on the openness of the Green Belt in accordance with the objectives of policies BE/2 and D/8 of the Rochdale Unitary Development Plan.

Response: The floor levels and proposed site levels indicated on the elevation drawing submitted 20th March 2014 (entitled: Finished Floor Levels at Castle Farm Bungalow – Drawing Number 200314) are acceptable. Provided the development is carried out in accordance with the above drawing the condition is considered to be complied with.

- 8 No development shall take place until details of the proposed materials and external finishes to be used in the doors and windows of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and retained as such thereafter.

Reason: In order to protect the rural character of the surrounding area and the visual amenity of the Green Belt in accordance of the requirements of Policies BE/2 and BE/8 of the Rochdale Unitary Development Plan.

Response: The design of the windows on the plan entitled 'proposed reconstruction of bungalow destroyed by fire at Castle Bungalow Blackstone Edge Littleborough' (scale 1:50) and materials detailed in planning statement entitled 'Application for the discharge of conditions relating to planning approval no 12/D55193. Erection of Replacement Bungalow Castle Bungalow, Swaindrod Lane, Littleborough, OL15 0LE' are acceptable. For the avoidance of doubt, the approved materials are as follows:

- Window Frames – Stained Softwood
- Window Cills – Sawn Natural Stone of a Colour to Match the Natural Stone Walling
- Doors – Soft Wood and Boarded and Stained to match Window Frames Colour

Provided the development is carried out in accordance with the above materials the condition is considered to be complied with.

Yours faithfully



Mark Robinson

Chief Planning Officer