



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990
Full Planning Application

PLANNING PERMISSION

Name and address for correspondence:

STEVEN HARTLEY,
HPDA LTD
SWALLOW BARN
LOWER CHAPEL HILL
HURST LANE
RAWTENSTALL
LANCS
BB4 8TB

Applicant name:

MR A BUTTERWORTH & MS E KIRK

Part 1 - Particulars of Application

Date of Application: 13-Jan-2012

Application No: 12/D55193

Proposal and Location:

ERECTION OF REPLACEMENT BUNGALOW
CASTLE BUNGALOW, SWAINROD LANE, LITTLEBOROUGH, OL15 0LE

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Granted** for the carrying out of the development referred to in Part 1 above. The reasons for granting permission are set out below.

In pursuance of its powers under the above Act, and in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the development was considered to comply with the relevant policies contained within the Development Plan as detailed on this decision notice.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following conditions:

Conditions and Reasons:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:-

- Drawing Titled: Proposed Reconstruction of bungalow destroyed by fire (Proposed Elevations, Floor Plans and Site Plan)
- Existing Site Plan
- 1:1250 Scale Location Plan

The development shall not be carried out other than in complete accordance with these drawings hereby approved.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with

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Note 1

policies of the Rochdale Unitary Development Plan as listed below on this decision notice.

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.

4. Notwithstanding the provisions of Schedule 2, Part 1, Classes A - H of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, no development under Schedule 2, Part 1, Classes A, B, C and E of that order shall be carried out unless a further planning permission in respect thereof has been granted on application to the Local Planning Authority.

Reason: To enable the Council to exercise proper control over any future development on the site and to protect the openness of the Green Belt in accordance with Policies BE/2 and D/8 of the Rochdale Unitary Development Plan.

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

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.

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 former 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.

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.

9. The curtilage to serve the dwelling hereby approved shall not extend beyond the black dashed line on the approved plan titled 'Proposed reconstruction of bungalow' (reference D55193).

Oldham and Rochdale Residential Design Guide SPD
Guidelines and Standards for Residential Development SPG
Provision of Recreational Open Space in New Housing SPD

National Guidance

National Planning Policy Framework

Date of Decision 29-Mar-2012

PA MR [Signature]

Signed on behalf of the Council

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £25.00 for householder applications and £85.00 in all other cases.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.