



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: 25/01174/FUL

Applicant Rebecca Hill 53 Red Lumb St Rochdale OL12 7TX	Agent Aiden Phillips-Whalley James Campbell Associates Ltd 173 Rochdale Road Milnrow Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Erection of new holiday home following collapse of original building (part retrospective to previously approved application 22/00004/FUL)
Location: 53 Red Lumb St, Rochdale, OL12 7TX
Valid On: 22 January 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (4)

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

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following list of submitted plans, drawings and documents:-

- Site Location Plan
- Proposed Site Plans 25.3681.6A
- Proposed Holiday let 25.3681.4D
- Proposed Elevations 25.3681.4E

- Planning Statement dated 3rd November 2025
- Material Specification dated 3rd November 2025
- Drainage Statement dated 3rd November 2025

and the development shall be carried out in complete accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3
- a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 4
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, and E and Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent overdevelopment in Green Belt in accordance with the objectives of Policy G/D/2 of the adopted Rochdale Unitary Development Plan, Policies G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date of Decision: 04/03/2026

Melanie Hale
Head of Planning

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 Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details

reserved by a condition'. These fees are set by Government and the current level can be found at:

[https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1.](https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1)