

Officer Report

Case Reference: OTH/2025/1240
Location: 158 ROOLEY MOOR ROAD, ROCHDALE, OL12 7DQ
Proposal: Submission of details to comply with conditions 4 (materials), 5 (window door reveals), 6 (landscaping), 9 (boundary treatments) and 10 (bin store) on planning permission 25/00595/FUL
Recommendation: Split
Officer: Rosalind Gralton

Recommendation: Split

Condition(s) (5)

- 4 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, a high quality palette of natural materials shall be proposed throughout, including matching stonework and coursing, natural slate, timber windows, stone lintels and sills. Rainwater goods shall be cast metal, painted black. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

The proposed materials comprising 'Natural Stone Head and Cills', 'Timber Painted Black gutters and fascias', Natural Slate roof, Natural Stone roof lift, Velux Conservation Roof Window, are acceptable. Only the approved materials shall be used in order to comply with the requirements of the condition.

The following materials are unacceptable and are not approved:

- UPVC Windows
- Edwardian Door
- Red brick

A further application will be required to provide details of the materials used in the elevations, and door materials/colour to ensure compliance with the condition requirements.

- 5 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows and external doors shall be timber and rooflights shall be of a conservation style and set flush with the roof. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response:

Insufficient information has been submitted. No drawings showing details of window and door reveals have been submitted.

A further submission will be required to provide details in order to satisfy the requirements of the condition.

- 6 Notwithstanding the details shown on the approved plans, no development shall take place 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) and a scheme for the timing / phasing of implementation works.

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.

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 Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Officer Response:

The proposed landscaping included within the landscaping plan 'DS079-PLP-01' 'Proposed Landscaping Plan' is acceptable and approved. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 9 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

Details of Boundary treatment included within the submitted drawing 'Proposed Landscaping Plan' Dwg No DS079 - PLP - 01 is acceptable and approved. The development shall be built in accordance with the approved boundary treatment details in order to comply with the requirements of the condition.

- 10 The development hereby approved shall not be brought into use until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response:

No details of bin storage has been submitted. A further submission will be required to provide details in order to satisfy the requirements of the condition.