

Officer Report

Case Reference: OTH/2026/0104
Location: KEN MILLS ENGINEERING CO, NEW STREET,
ROCHDALE, OL12 6NS
Proposal: Submission of details to comply with condition 3 (windows) on
planning permission 25/00023/FUL
Recommendation: Approve
Officer: Claire Ringwood

Condition(s) (1)

- 3 No above ground works shall take place until full product specifications for the windows, external doors, and detailed designs of the window, roof light 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. 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 preserving the historical significance of the dwelling, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Officer Response: Although the submitted application form states the works have not been started this is not the case and the windows and doors have already been installed. Notwithstanding this, the following details have been received by the Local Planning Authority on 4th February 2026:

- Drawing No: 23.3108.45 – Proposed New External Openings
- SPW600e Casement Windows System by SAS Senior Architectural Systems
- Velux conservation roof window photograph
- Window photograph
- Door photograph

These details have been reviewed and are accepted. The requirements of the condition have therefore been complied with.

