ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

# PRIOR APPROVAL NOT REQUIRED FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 19/00438/HH42

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr M Farooq<br>Building Design Services<br>6 Stock Close<br>Rochdale<br>OL12 6BB | Mr Mehmood |

Particulars of details submitted for approval

Date of Application: 15 April 2019

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| **Proposal:** | **Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.3m)** |
| **Location:** | **32 Newbold Hall Drive, Rochdale, OL16 3AJ** |

The Rochdale Borough Council hereby gives notice that their **prior approval is not required** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Condition:

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).

**Limitations and Requirements of Class A (Condition A.4)**

1. This notice indicates that the proposed development would comply with Schedule 2 Part 1 Class A (condition A.4) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. You must ensure that the proposed development complies with the other limitations and conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. In particular it is important to note that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
3. It is a requirement of this notice that the development shall be carried out in accordance with the details approved by the local planning authority, unless agreed otherwise in writing.
4. It is a requirement of this notice that the development shall be completed on or before 30th May 2019 and as soon as reasonably practicable after completion the developer shall notify the local planning authority of the completion of the development and that this notification shall be in writing and shall include (a) the name of the developer, (b)

the address or location of the development, and (c) the date of completion (please use the enclosed form).

For the avoidance of doubt, this decision notice refers to the following list of submitted plans / documents:

- Site Plan, Plans & Elevations - As Existing Drawing No. 1459/1
- Site Plan, Plans & Elevations - As Proposed Drawing No. 1459/2

Date Decision Issued 26 May 2019



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Signed on behalf of the Council

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

**NOTE: THIS PERMISSION DOES NOT GIVE ANY APPROVAL UNDER THE BUILDING REGULATIONS**