ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00827/FUL

Name and address for correspondence:	Applicant name:
Mr IAN STOTT AJ COCKER ASSOCIATES NEW CENTURY HOUSE 176 DRAKE STREET ROCHDALE OL16 1UP	Mr Sarwar Key Property NW Ltd

Part I - Particulars of Application

Date of Application: 21 June 2022

Proposal:	**Alteration to fenestration on front and rear elevations**
Location:	**297-303 , Oldham Road, Rochdale, OL16 5JG**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

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 The permission relates to the following plans:
- Location Plan - Drawing no. S477-03
- Existing Ground Floor Plan - Drawing no. 10271_001_1
- Existing First Floor Plan - Drawing no. 10271_001_2
- Existing Basement Floor Plan - Drawing no. 10271_001_3
- Existing Section - Drawing no. 10271_001_4
- Existing Elevations - Drawing no. 10271_01_05
- Proposed Floor Plans - Drawing no. S471-01
- Proposed Elevations - Drawing no. S471-02

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

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

3 Prior to their first installation a scheme for the full specification of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include, the colour and at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 19 August 2022

Daniela Ripa
Interim Head of Planning Services

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.

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: £34.00 for householder applications and £116.00 in all other cases.