

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/01037/ANM

Name and address for correspondence:	Applicant name:
Pulmann Associates Architects Pulmann Associates Bridge House 18A Bridge Street Milnrow Rochdale OL16 3ND	C/O Pulmann Associates

Part I - Particulars of Application

Date of Application: 20 September 2023

Application No: 23/01037/ANM

Proposal:	Non-Material Amendment to planning permission 20/00041/FUL to reduce the scale of the dwelling, altering appearance and fenestration
Location:	Carr Wood Cottage , School Lane, Heywood, Rochdale, OL11 5UT

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered material to the development as approved under the existing planning permission to therefore require the submission of a new planning application.

The Council hereby REFUSES the amendments proposed to be made to the original planning permission 20/00041/FUL as stated on the application form and shown on the submitted plans, for the following reason:

1. In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered to be a material change and therefore require the submission of a new planning application. In particular, the proposed amendments to the elevations, heights and alterations to the floorplate of the dwelling. The accumulation of these works would result in a material change to the visual appearance of the dwelling from the previously approved plans.

Date Decision Issued

4 December 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THE EFFECT OF THIS DECISION NOTICE IS THAT THE SUBMITTED DETAILS CANNOT BE ACCEPTED AS A MINOR AMENDMENT TO THE EXISTING PLANNING PERMISSION AND REQUIRE THE SUBMISSION OF A FRESH PLANNING APPLICATION. THIS DECISION IS WITHOUT PREJUDICE TO ANY DECISION THE LOCAL PLANNING AUTHORITY MAY SUBSEQUENTLY MAKE ON ANY PLANNING APPLICATION SUBMITTED FOR THESE PROPOSALS

INFORMATIVE:

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

INFORMATIVE:

For the Avoidance of doubt, this decision relates to the following plans:

- 'Proposed Roof Plan' - M22-29-RP01
- 'First and Ground Floor General Arrangement' - M22-29-GA01
- 'Proposed Elevations' - M22-29-EL01