ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 21/00039/FUL

Name and address for correspondence:	Applicant name:
Mr Sharma HAY Interiors 1 Kingsley Street Leicester LE2 6DY	Mr Jassat

Part I - Particulars of Application

Date of Application: 9 March 2021

Proposal:	**Outdoor seating area with installation of powder coated aluminium veranda structure with glazed roof**
Location:	**21A Rochdale Riverside, Rochdale, OL16 1BE**

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 This permission relates to the following plans:-
- Site Location Plan
- Block Plan
- Existing Elevation (Drawing No. 102-01);
- Existing Plan (Drawing No. 105-P1);
- Proposed Elevations (Drawing No. 103-01);
- Proposed Plan (Drawing No. 106-L1);
- Proposed Details (Drawing No. 104-01).

and the development shall be carried out in complete 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 requirements of the National Planning Policy Framework.

3 Notwithstanding any detail shown on the plans hereby approved the outdoor seating area shall not be laid out until such time as full details of the outdoor seating area, including the design and materials of the tables, chairs and any other associated furniture, have been submitted to and approved in writing by the Local Planning Authority. The outdoor seating area shall thereafter be laid out only in accordance with the approved scheme.

Reason: In the interests of good design and retaining the character and significance of the surrounding heritage assets and in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, Policy BE/17 of the Rochdale Unitary Development Plan and 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 29 April 2021



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Signed on behalf of the Council

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.