

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00877/HOUS

Name and address for correspondence:	Applicant name:
Mrs Donna O'Brien 5 Upton Close Middleton M24 1PG	Mrs Donna O'Brien

Part 1 - Particulars of Application

Date of Application: 3 October 2025

Proposal:	Application of external render to all elevations
Location:	5 Upton Close, Middleton, M24 1PG,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 - received 29/09/2025
- Existing Site Plan - drawing no. 25-83-00-004 rev. R1 received 29/09/2025
- Proposed Site Plan - drawing no. 25-83-20-004 rev. R1 received 03/10/2025
- Existing Elevations - drawing no. 25-83-00-002 rev. R1 received 03/10/2025
- Proposed Elevations - drawing no. 25-83-20-002 rev. R2 received 29/09/2025
- Proposed 3D Views - drawing no. 25-83-20-003 rev. R1 received 29/09/2025

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be constructed in the following approved materials:

- Sandtex Microseal in Chalk Hill; and
- uPVC side gable wall cladding to match existing.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no additional rendering shall be added to the exterior of the property under Schedule 2, Article 3, Part 1, Class A except with the prior written approval of the Local Planning Authority.

Reason: To maintain a high standard of design and retain the character of the area, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint 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 27 November 2025

Melanie Hale
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: [Fees for Planning Applications in England](#)

INFORMATIVE:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

INFORMATIVE:

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed.