

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01491/HOUS

Name and address for correspondence:	Applicant name:
Phil Watson 13 Woodside Haslingden BB4 6QQ	Mr & Mrs Saqib Khawaja

Part I - Particulars of Application

Date of Application: 7 February 2023

Proposal:	Single-storey rear extension, rear dormer, excavation of garden with boundary fence at rear, insertion of windows to side elevations, render and 2no rooflights to front elevation, following demolition of existing rear conservatory - Retrospective,
Location:	11 Hawthorn Road, Rochdale, OL11 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 For the avoidance of doubt, the decision relates to the following drawings:-
 - REV D Drawing 3 SITE PLAN as proposed (Dated March 2023)
 - REV D REAR GARDEN as proposed
 - REV D Drawing 5 ATTIC FLOOR PLAN as proposed
 - REV D GROUND FLOOR PLAN as proposed
 - REV D FIRST FLOOR PLAN as proposed
 - REV D Drawing 6 ELEVATIONS as proposed (Dated March 2023)

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 31 March 2023

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:

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.

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.