

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01268/HOUS

Name and address for correspondence:	Applicant name:
Mrs Katarzyna McMaster Enabl 16 Old Market Place Altrincham WA14 4DF United Kingdom	Lisa and Tim Knight

Part I - Particulars of Application

Date of Application: 5 June 2024

Proposal:	Partial demolition of existing detached annexe together with engineering operations to facilitate the erection of a subterranean garage/pool including other landscaping works and creation of hardstanding; erection of replacement single storey side extension including alterations to fenestration to side elevation and addition of roof lights to front roof slope to host dwelling
Location:	Higher Cleggswood Farm, Higher Lakewood, Rakewood Road, Littleborough, OL15 0AZ,

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:

o Site Location Plan - Drawing No. 0763-P3A-XX-XX-DR-A-00001 Rev. P04

- o Site Location Plan Google Map - Drawing No. 0763-P3A-XX-XX-DR-A-00002 Rev. P02
- o Existing Plans: Farmhouse & Extension - Drawing No. 0763-P3A-XX-XX-DR-A-02001 Rev. P01
- o Existing Plan & Elevations: Annex Drawing No. 0763-P3A-XX-XX-DR-A-02061 Rev. P02
- o Existing Elevations: Farmhouse & Extension - Drawing No. 0763-P3A-XX-XX-DR-A-02201 Rev. P01
- o Site Plan - Existing: Analysis - Drawing No. 0763-P3A-XX-XX-DR-A-02501 Rev. P01 (A3)
- o Site Plan - Existing - Drawing No. 0763-P3A-XX-XX-DR-A-02502 Rev. P02

- o Demolition Plans: Farmhouse & Existing Extension - Drawing No. 0763-P3A-XX-XX-DR-A-03051 Rev. P02
- o Demolition Elevations: Farmhouse & Ex. Extension - Drawing No. 0763-P3A-XX-XX-DR-A-03052 Rev. P02
- o Demolition Plan & Elevations: Annex - Drawing No. 0763-P3A-XX-XX-DR-A-03061 Rev. P01
- o Site Plan Existing: Demolition Plan - Drawing No. 0763-P3A-XX-XX-DR-A-03501 Rev. P02
- o Proposed Plans - Drawing No. 0763-P3A-XX-XX-DR-A-05001 Rev. P04
- o Proposed Basement Floor Plan - Drawing No. 0763-P3A-XX-XX-DR-A-05002 Rev. P04
- o Proposed Ground Floor Plan - Drawing No. 0763-P3A-XX-XX-DR-A-05003 Rev. P04
- o Proposed First Floor Plan - Drawing No. 0763-P3A-XX-XX-DR-A-05004 Rev. P04
- o Proposed Second Floor Plan - Drawing No. 0763-P3A-XX-XX-DR-A-05005 Rev. P04
- o Proposed Roof Plan - Drawing No. 0763-P3A-XX-XX-DR-A-05006 Rev. P04

- o Proposed Section A-A - Drawing No. 0763-P3A-XX-XX-DR-A-05101 Rev. P04
- o Proposed Section B-B - Drawing No. 0763-P3A-XX-XX-DR-A-05102 Rev. P04
- o Proposed Elevations - Drawing No. 0763-P3A-XX-XX-DR-A-05201 Rev. P04

- o Proposed North Elevation (front) - Drawing No. 0763-P3A-XX-XX-DR-A-05202 Rev. P04
- o Proposed East Elevation (side) - Drawing No. 0763-P3A-XX-XX-DR-A-05203 Rev. P04
- o Proposed South Elevation (rear) - Drawing No. 0763-P3A-XX-XX-DR-A-05204 Rev. P04
- o Proposed West Elevation (side) - Drawing No. 0763-P3A-XX-XX-DR-A-05205 Rev. P04
- o Site Section SA-SA - Drawing No. 0763-P3A-XX-XX-DR-A-05130 Rev. P03

- o Site Section SB-SB - Drawing No. 0763-P3A-XX-XX-DR-A-05131 Rev. P03

- o Site Plan Proposed: Analysis - Drawing No. 0763-P3A-XX-XX-DR-A-05501 Rev. P02 (A3)
- o Site Plan Proposed: Basement - Drawing No. 0763-P3A-XX-XX-DR-A-05502 Rev. P03
- o Site Plan Proposed: Ground Floor - Drawing No. 0763-P3A-XX-XX-DR-A-05503 Rev. P03
- o Site Plan Proposed: First Floor - Drawing No. 0763-P3A-XX-XX-DR-A-05504 Rev. P03
- o Site Plan Proposed: Second Floor - Drawing No. 0763-P3A-XX-XX-DR-A-05505 Rev. P03
- o Site Plan Proposed: Roof - Drawing No. 0763-P3A-XX-XX-DR-A-05506 Rev. P03

- o Site Plan: Proposed Residential Curtilage - Drawing No. 0763-P3A-XX-XX-DR-A-05510 Rev. P01
- o Existing & Proposed Volume - Drawing No. 0763-P3A-XX-XX-DR-A-05601 Rev. P02
- o Existing & Proposed Footprint - Drawing No. 0763-P3A-XX-XX-DR-A-05602 Rev. P02
- o Existing Externals: Permeable - Drawing No. 0763-P3A-XX-XX-DR-A-05604 Rev. P02
- o Proposed Externals: Permeable - Drawing No. 0763-P3A-XX-XX-DR-A-05614 Rev. P03
- o Proposed Extension: Metal Grill - Drawing No. 0763-P3A-XX-XX-DR-A-05301 Rev. P01
- o Proposed Glazed Link - Drawing No. 0763-P3A-XX-XX-DR-A-05302 Rev. P01

- o Proposed Balustrade, Terrace - Drawing No. 0763-P3A-XX-XX-DR-A-05303 Rev. P01

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 No above ground works shall take place until details of the roof lights to be installed in the roof of the approved development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, roof lights shall be of a 'Conservation Style' and shall be set flush with the roof slope or as close as is practicable. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interest of visual amenity and in the interest of preserving the significance of non-designated heritage assets and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber or aluminium construction. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with Policy P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-

P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 7 The proposed soft landscaping works, including planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and shall be carried out in accordance with the details shown on "Softworks Plan & Schedule - Extension Drawing No. 0035-MS-XX-XX-DR-L-0023 Rev. P04" received 09/05/2024 and "Landscape Design & Access Statement by Make Space Rev. MS-0035-ID-005-04" received 09/05/2024 for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner, and maintained thereafter.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, in accordance with Policies P3, G6, G7 and DM1 of the adopted Rochdale Core Strategy, Policy JP-G7 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, and proposals for the surplus soil.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 9 Notwithstanding any details of details in the application, the works required to install the proposed car lift hereby approved shall not take place until the details, specifications, appearance and design of the car lift has been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be erected in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 10 Prior to works required to construct proposed swimming pool, the details of drainage for the proposed swimming pool shall be submitted to the Local Planning Authority and agreed in writing. The details shall include:
(i) rate of discharge;
(ii) volume of discharge; and
(iii) timings for emptying of the swimming pool.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the swimming pool can be properly emptied without damage to the local water environment and to manage the risk of flooding, in compliance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan, and the NPPF.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 15 August 2024

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

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.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface

mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Under Section 1 of the Wildlife and Countryside Act (1981) it is a criminal offense for a person to intentionally kill, injure or take any wild bird, or damage or destroy the nest of any wild bird whilst that nest is in use or being built. Additional care should be taken through the nesting season which runs from 1st March to 31st August inclusive. If any nesting bird is found or suspected which would be affected by the development, work should cease immediately and a suitably qualified ecologist should be contacted for advice at the expense of the applicant. Planning permission does not provide a defence against prosecution under the aforementioned act.

The applicant's attention is drawn to the list of protected species of animal under Schedule 5 of the Wildlife and Countryside Act (1981). Under this act, it is a criminal offence if a person is to intentionally kill or injure , or intentionally or recklessly damages or destroys, disturbs or obstructs a structure or place which any specified wild animal uses for shelter. If any Schedule 5 animal is found or suspected which would be affected by the development, work should cease immediately and a suitably qualified ecologist should be contacted for advice at the expense of the applicant. Planning permission does not provide a defence against prosecution under the aforementioned act.