



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Sam.Yuen@Rochdale.Gov.UK
Our ref: 24/00836/DOC
Enquiries to: Sam Yuen
Direct Line: (01706) 924332
Date: 29 January 2025

Mr Belal Rashid
BRTA Limited
11 Queen Street
Oldham
OL1 1RD
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00836/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (material samples) and 4 (window and door details) on planning permission 24/00404/HOUS
Location:	331 Shawclough Road, Rochdale, Rochdale, OL12 7HL

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to protect the significance of the designated heritage asset, 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.

Decision: The proposed use of “Wienerberger Staffordshire Smooth Blue Solid Brick” to the rear extension is acceptable. The proposed rear extension shall be carried out in accordance with these materials to comply with the requirements of the condition. A further application will be required to be submitted for the external materials of the proposed side extension.

- 4 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, garage door and windows have been submitted to and approved in writing by the Local Planning Authority. The proposed garage door shall be constructed in timber. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to protect the significance of the 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.

Decision: The proposed rear extension materials comprising “Korniche Roof Lanterns and Bi-folding Doors”, “Korniche Flat Glass”, “PURE® SLIDE Lift and Slide Door System” and “PURE® Casement Window System” are acceptable. To comply with the condition, only these materials shall be used in the construction of the external surfaces of the proposed rear extension. A further application will be required to be submitted for the proposed doors, windows and garage door of the side extension.

Yours faithfully,

Melanie Hale
Head of Planning Services