

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00162/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW	Mr Ben Gratton

Part I - Particulars of Application

Date of Application: 4 March 2024

Proposal:	Single storey side and rear extensions, application of new render to the front elevation and erection of new timber fencing to side and rear elevations following demolition of existing conservatory (part retrospective) - Resubmission of 23/01075/HOUS
Location:	137 Starring Way, Littleborough, Rochdale, OL15 8RE

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 Location Plan - received 16/02/2024
- o Pre-existing Site Plan - Drawing no. 780-111 received 04/03/2024
- o Existing Site Plan - Drawing no. 780-101 received 16/02/2024
- o Proposed Site Plan and North-facing Fencing Elevation - Drawing no. 780-105A received 08/01/2025

- o Existing and Proposed Site Plan - Drawing no. 780-109 received 16/02/2024
- o Existing Ground Floor Plan - Drawing no. 780-102 received 19/02/2024
- o Existing First Floor Plan - Drawing no. 780-103 received 16/02/2024
- o Pre-existing Elevations - Drawing no. 780-104 received 04/03/2024
- o Existing Elevations - Drawing no. 780-110 received 04/03/2024
- o Proposed Ground Floor Plan - Drawing no. 780-106 received 16/02/2024
- o Proposed First Floor Plan - Drawing no. 780-107 received 16/02/2024
- o Proposed Elevations - Drawing no. 780-108A received 08/01/2025

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 Within three months of the erection of the fencing hereby permitted, the planting scheme shall be completed in full accordance with the details shown on the plan 22.3054.2D "Proposed Details," and maintained thereafter. Any shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by shrubs of similar size and species to those originally required to be planted.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity 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.

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 23 January 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 that under The Environmental Permitting (England and Wales) Regulations 2016, a permit must be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)

- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

Please note the granting of this planning permission does not assume a permit will be automatically forthcoming. The applicant is advised to consult the Environmental Agency at the earliest opportunity.

INFORMATIVE:

There are records of invasive non-native species such as Himalayan balsam, Japanese knotweed and rhododendron in the vicinity of the working area. The applicant is reminded that all works should adhere to good environmental practice to reduce the risk of spreading seeds/root fragments and ensure safe working through 'check, clean and dry' biodiversity.