

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00781/VRCON

Name and address for correspondence:	Applicant name:
MR PETER HITCHEN Peter Hitchen Architects Marathon House The Sidings Business Park Whalley BB7 9SE United Kingdom	Mrs Ginette Brogan

Part 1 - Particulars of Application

Date of Application: 29 July 2025

Proposal:	Application to vary conditions 2 (Plans), 4 (Parking design and retention) 5 (Landscaping) and 6 (Boundary Treatments) of planning permission 21/00284/FUL to amended parking layout and increase height of stone boundary wall to the front of the subdivided property, ,
Location:	Mayroyd , Norden Road, Rochdale, OL11 5PT

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 Metropolitan 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 submitted plans subject to the following condition(s):

Conditions and Reasons:

1 This permission relates to the following plans:

- 15.1270.32B - Proposed Site Plan
- Supporting photography received 29.07.25

and the development shall be carried out in complete 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 Places for Everyone Joint Development Plan, the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2 The extended hard surfaced area to facilitate additional car parking hereby approved shall be retained and maintained in accordance with the details shown on drawing no. 15.1270.32B - Proposed Site Plan.

Reason: In the interests of visual appearance and highway safety to accord with adopted Places for Everyone joint development plan policies JP-P1 & JP-C8, policies DM1, P3 & T2 of the Rochdale Core Strategy and the National Planning Policy Framework.

3 The development hereby approved shall not be carried out otherwise than in accordance with the details submitted on drawing no. 15.1270.32B - Proposed Site Plan.

Notwithstanding the above, and for the avoidance of doubt, the issuing of this decision does not preclude the regularisation of the development in respect of any landscaping details required to be submitted in respect of any future extensions as approved under application ref. 21/00284/FUL, or this permission by virtue of Section 73 of the Town and Country Planning Act 1990 (as amended).

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policy JP-P1 of the adopted Places for Everyone joint development plan, policies P2, P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The development hereby approved shall be maintained in accordance with the boundary treatment details as shown on drawing ref. 15.1270.32B (Proposed Site Plan).

For the avoidance of doubt, this primarily relates to the front garden boundary detail separating Dwellings 1 & 2. All other boundary details must remain as per the original planning permission ref. 21/00284/FUL unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and in compliance with adopted policy JP-P1 of the adopted Places for Everyone joint development plan policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 16 September 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:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact Environmental.Management@rochdale.gov.uk for a quotation for your development.