



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00729/ANM

Name and address for correspondence:	Applicant name:
Paul Clark CJ Partnership Blue Pit Mill Queensway Castleton Rochdale OL11 2PG	Mr Mark Sharples

Part I - Particulars of Application

Date of Application: 5 July 2023

Application No: 23/00729/ANM

Proposal:	Application for non-material amendment to planning permission 15/01450/FUL for change of external materials and opening sizes ,
Location:	13 Broadhalgh Avenue, Rochdale, Rochdale, OL11 5LW

Part II - 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 the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered material to the development as approved under the existing planning permission to therefore require the submission of a new planning application.

Reason:

In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered to be a material change and therefore require the submission of a new planning application. In particular, the proposed amendments to increase the size of the window openings and change the design of the proposed dwellings, would result in a material change to the visual appearance and impact to designated and non-designated heritage assets, in addition to a materially different relationship with neighbouring properties.

The Council hereby REFUSES the amendments proposed to be made to the original planning permission 15/01450/FUL as stated on the application form and shown on the submitted plans.

Date Decision Issued 2 August 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THE EFFECT OF THIS DECISION NOTICE IS THAT THE SUBMITTED DETAILS CANNOT BE ACCEPTED AS A MINOR AMENDMENT TO THE EXISTING PLANNING PERMISSION AND REQUIRE THE SUBMISSION OF A FRESH PLANNING APPLICATION. THIS DECISION IS WITHOUT PREJUDICE TO ANY DECISION THE LOCAL PLANNING AUTHORITY MAY SUBSEQUENTLY MAKE ON ANY PLANNING APPLICATION SUBMITTED FOR THESE PROPOSALS

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the Avoidance of doubt, this decision relates to the following plans:

- Location Plan
- Plans as Proposed materials amendments SK01 Drawing No 21 - June 2023