



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873
Email: Hamish.Rigg@Rochdale.Gov.UK
Our ref: 25/00404/DOC
Enquiries to: Hamish Rigg
Direct Line: (01706) 924305
Date: 2 July 2025

AIDEN PHILLIPS-WHALLEY
JAMES CAMPBELL ASSOCIATES LTD
CAMPBELL HOUSE
173 ROCHDALE RD
FIRGROVE, MILNROW
Rochdale
OL16 3BN
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00404/DOC
Application	Approval of detail reserved by condition
Type:	
Proposal:	Submission of details to comply with conditions 3 (materials specification) and 4 (windows and doors materials) on planning permission 23/00671/HOUS
Location:	Higher Eafield Farm Cottage , Eafield Road, Littleborough, Rochdale, OL15 8HR

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 specifications of the natural stone and slate roof tiles to be used externally on the building 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 ensuring a satisfactory visual appearance to the development 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.

Decision: The details of materials as set out in the document entitled 'PROPOSED TWO STOREY REAR EXTENSION (James Campbell Associate, Ref. 23.3089, dated 10th February 2025)' is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 4 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows and external doors, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. In accordance with the comments of the Council's Conservation Officer, all windows must be constructed from timber or aluminum. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development 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.

Decision: The details of windows and doors as set out in the document entitled 'PROPOSED TWO STOREY REAR EXTENSION (James Campbell Associate, Ref. 23.3089, dated 10th February 2025)' and drawing '23.2089.5A (James Cambell Associates, Feburary 2025) are accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services