

Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 23/00960/REM

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem 64 Heaton Street Prestwich M25 1HH	Mr Amir Khan

Part I - Particulars of Application

Date of Application: 29 September 2023

Proposal:	Submission of reserved matters pursuant to outline planning permission 22/00335/OUT (Outline application (including access and layout) for erection of 2 dwellings) relating to scale and appearance.
Location:	Land Opposite Old Falinge, Falinge Fold, Rochdale, OL12 6LE

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 approval has been **GRANTED** 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.

Conditions and Reasons:

- 1 This approval relates to the following plans and documents:-
 - Amended Proposed Front Elevation Rev C received by the Council 30/04/2024
 - Amended Proposed Rear Elevation Rev D received by the Council 30/04/2024
 - Amended Proposed Boundary Plan Rev C - received by the Council 30/04/2024
 - Amended Proposed Front Elevation without fencing Rev B - received by the Council 30/04/2024
 - Amended Proposed Ground Floor Plan Rev D - received by the Council 30/04/2024
 - Material Schedule - Proposed Materials Rev C - received by the Council 25/04/2024
 - Proposed Eastern Side Elevation - Rev C - received by the Council 13/04/2024

- Proposed Western Side Elevation - Rev C - received by the Council 13/04/2024
- Proposed First Floor Plan Rev B - received by the Council 13/04/2024
- Proposed Second Floor Plan Rev C - received by the Council 13/04/2024
- Proposed Ground Floor Plan Rev B - received by the Council 13/04/2024
- Proposed Section Rev A - received by the Council 13/04/2024
- Proposed Roof Plan Rev C - received by the Council 13/04/2024
- Location Plan - Rev A - received by the Council 29/09/2023

and the development shall be carried out in complete accordance with these drawings/documents 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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 Notwithstanding any description of materials in the application, no above ground works shall take place until samples (on site) and full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority, including:

- Elevations in natural stone
- Windows to be timber in a cream finish
- Doors to be timber
- Roof lights to be conservation style (set flush with roof)
- Rainwater goods to be cast metal painted black
- Roof to be natural slate
- Boundary treatment as indicated to be black estate metal railings.

Such details shall include the type, colour and texture of the materials and samples shall be displayed on the site for inspection. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 In accordance with details required in Condition 2, prior to their installation large scale drawings (1:5 or 1:10) shall be submitted to and approved by the local planning authority showing details of the following :-
- (a) Fenestration, including elevations, the setback from face brickwork, sections through the head, jamb and cill, and details of stiles, mullions, meeting rails and glazing bars;
 - (b) Eaves, verges, hips and ridges;
 - (c) Doors, door casings and surrounds;
 - (d) Chimneys and flues;

The development shall then be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area and the setting of the Listed Building, in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 4 Pursuant to Condition 2, prior to any above ground works taking place, a sample of the stone and details of the mortar shall be displayed on site and submitted to and approved in writing by the local authority. The proposed stone work shall match that of the surrounding buildings precisely in terms of colour, texture, size and the method of

coursing and pointing. For the avoidance of doubt, all mortar shall be lime based. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the surrounding area and the setting of the Listed Building, in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 5 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or vents are to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all rainwater goods shall be cast metal. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 No dwelling shall be occupied until the boundary treatments have been erected in accordance with the details shown on 'Amended Proposed Boundary Plan Rev C - received by the Council 30/04/2024'. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, AA, B, D, and E of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the setting of the adjacent Listed Building, and in the interest of visual amenity and in accordance with Policy DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy 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 3 July 2024

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: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

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 but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.