

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01451/VRCON

Name and address for correspondence:	Applicant name:
Mr Michael Booth Architectural Services 2 Knowsley Springhead Oldham OL4 4BJ	Mrs Musurrat Perveen

Part I - Particulars of Application

Date of Application: 20 December 2022

Proposal:	Section 73 application for minor material amendment to planning permission 18/01279/FUL (Proposed demolition of existing commercial property and erection of 1no' 6 bedroom dwelling including associated landscaping, parking, boundary treatment and detached garage) relating to the installation of 3 sets of solar panels arranged as 1 x 2 panels, 1 x 4 panels and 1 x 6 panels on rear and side elevations and and relocation of one of four rooflights on front elevation
Location:	47 Crescent Road, Rochdale, OL11 3LG

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 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:-
 - Site Location Plan - 160518/00
 - Site Block Plan as proposed - 160518/006
 - Site Layout Plan as proposed - 160518/005
 - Roof and Solar Panel Detail as proposed 160518/008
 - Proposed Ground and First Floor Plan - 160518/001
 - Second Floor Plan and Roof Plan as proposed - 160518/002A
 - Front Elevation and RH Side Elevation as proposed - 160518/003A
 - Rear Elevation and LH Side Elevation as proposed - 160518/004A
 - Drainage Layout plan ref. P226-001 rev D dated Aug 2021 by AJ Cocker Associates
 - Phase 1 Environmental Site Assessment Report by enviro solution dated 29 May 2019

and the development shall be carried out in accordance with these 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 Unitary Development Plan and the National Planning Policy Framework.

- 2 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the amenities of surrounding residential properties in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 3 The car parking and driveways shown on the approved plans shall be constructed in accordance with the details shown prior to the development being brought into use and retained as such thereafter for the parking of vehicles.

Reason: In order to ensure adequate and appropriate parking is provided and maintained in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The development shall not be occupied until a photographic survey showing the post-development photographic condition of the unadopted highway starting from 'Clovelly Street to Crescent Road' at 5 metre intervals along its length, accompanied by a scheme for the resurfacing and/or repair of any potholes or areas of the road surface which have deteriorated in the intervening period (between pre and post development), shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved works of resurfacing and/or repair have been implemented in accordance with the details in the duly approved scheme.

Reason: The unadopted highway is in a poor state of repair. Construction traffic associated with the development has the potential to cause further deterioration of the road surface. The developer is required to undertake works of repair to the road surface where deterioration arises as a result of its use by heavy construction vehicles in order to facilitate safe and convenient access and circulation for vehicle traffic in accordance with the requirements of Policy T2 of the adopted Core Strategy.

- 5 The part of the building referenced 'DIS FLAT' on the approved plans shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.

Reason: In order to protect the amenity of the occupiers of the dwelling in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 6 Foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved drainage layout plan.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with Policy G8 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 dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within the curtilage under Schedule 2, Part 1, Classes A, B, C, D, E and F of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In order to maintain and ensure satisfactory neighbouring amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 8 The development shall be carried out in full accordance with the duly approved Phase 1 Environmental Site Assessment Report. A verification report shall be submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, saved Policy EM/8 of the adopted Rochdale Unitary Development Plan 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 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 February 2023

Daniela Ripa
Interim 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 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.

INFORMATIVE:

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Japanese

knotweed and Himalayan balsam are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

INFORMATIVE:

Please note that authority to stop-up or divert a Highway is not conferred through the approval of a planning application. Approval to stop-up or divert a highway is only given once the Stopping up or Diversion order has been confirmed and notice of its confirmation has been published. Any obstruction of the interference with the way concerned, is not only an offence but may make it impossible to proceed with the making or confirmation of a Stopping up or Diversion order.