

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00520/VRCON

Name and address for correspondence:	Applicant name:
Miss Lizzie Schofield Quantum Group North West Ltd 26 Park Road Manchester M33 6WX United Kingdom	Lizzie Schofield

Part I - Particulars of Application

Date of Application: 18 May 2023

Proposal:	Section 73 application for minor material amendments to planning permission 22/00794/FUL comprising of amendment to the footprint of the extension, alterations to fenestration on front and rear elevations and inclusion of conservation windows, and vary condition 5 (roof materials)
Location:	Whitfield Bottoms, Rosehill Cottage, Whitfield Crescent, Newhey, Rochdale, OL16 4LY

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 The development must be begun not later than three years from 24 January 2023.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:

C2046-PL-200-01 Rev 2 - Existing & Proposed GA Plans. Received by email on 21/08/23

C2046-PL-700-03 - Location Plan

C2046-PL-700-05 Rev 2 - Proposed Site Plan. Received by email on 21/08/23

C2046-EL-200-01 Rev 3 - Existing & Proposed Elevations. Received by email on 21/08/23

C2046-VS-200-02 Rev 4 - Proposed Axonometric Views. Received by email on 21/08/23

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

- 3 No above ground works shall take place until full details of the proposed windows, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The stonework used in the construction of the exterior of the development hereby permitted shall match that used in the construction of the exterior of the existing building in colour, form, type, size, texture and the method of coursing and pointing.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The roof of the hereby approved development shall be constructed using reclaimed York stone roof tiles and conservation roof windows as shown in the 'Material Schedule' and received by email on 15/08/2023.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with 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 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 25 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. 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.