

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01504/HOUS

Name and address for correspondence:	Applicant name:
Miss Laura Aspinall Storah Architecture 46 Halifax Road Todmorden OL14 5QG United Kingdom	Mrs McMillan

Part I - Particulars of Application

Date of Application: 8 December 2022

Proposal:	2No roof light to front and 2no to rear elevation with raising of the eaves and ridge height and Juliet balcony to ground floor rear elevation
Location:	104 Summit , Todmorden Road, Littleborough, Rochdale, OL15 9QX

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 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 subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

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

- 2 The permission relates to the following plans:

- o Location Plan - Drawing No. 22-070-001
- o Existing Site Plan - Drawing No. 22-070-002
- o Proposed Site Plan - Drawing No. 22-070-302
- o Existing Floor Plans - Drawing No. 22-070-010
- o Existing Elevations - Drawing No. 22-070-020 Rev. A

- o Proposed Floor Plans - Drawing No. 22-070-310
- o Proposed Elevations - Drawing No. 22-070-320 Rev. A
- o Existing Street Elevations - Drawing No. 22-070-021 Rev. A
- o Proposed Street Elevations - Drawing No. 22-070-321 Rev. A

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Notwithstanding any details hereby approved, no above ground works shall take place until full details of the repair or replacement of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter.

Reason: In the interest of reducing the overall level of harm to the designated heritage asset and visual amenity and in accordance with Policies P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or 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. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. Where masonry detailing is required, details drawn at a scale of not less than 1:20 shall also be submitted. The development shall be carried out in accordance with the approved details.
- 5 No above ground works shall take place until details of the roof lights to be installed in the roof of the approved development have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, roof lights shall be of a 'Conservation Style' and shall be set flush with the roof slope or as close as is practicable. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interest of visual amenity and in the interest of preserving the significance of Non-Designated Heritage Assets and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 2 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:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought.

INFORMATIVE:

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act.