

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00839/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW United Kingdom	Mr Peter Luhr

Part 1 - Particulars of Application

Date of Application: 13 August 2025

Proposal:	Proposed front porch extension. Update existing cladding in apex of roofs to front elevation.
Location:	4 Hardfield Road, Middleton, Rochdale, M24 1PD

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 - received 14/08/2025
- o Existing Site Plan - drawing no. 972-01 received 14/08/2025
- o Proposed Site Plan - drawing no. 972-05 received 14/08/2025
- o Existing Ground Floor Plan - drawing no. 972-02 received 14/08/2025
- o Existing Elevations - drawing no. 972-04 received 14/08/2025
- o Existing Roof Plan - drawing no. 972-03 received 14/08/2025
- o Proposed Ground Floor Plan - drawing no. 972-06A received 14/08/2025
- o Proposed Elevations - drawing no. 972-08A received 14/08/2025
- o Proposed Roof Plan - drawing no. 972-07 received 14/08/2025

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be constructed in the following approved materials:

- o Brickwork to match existing;
- o Roof tiles to match existing;
- o Millboard Envello Shadow Line+ composite cladding in Antique Oak; and
- o uPVC windows and doors to match existing;

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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 8 October 2025

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.