

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00171/FUL

Name and address for correspondence:	Applicant name:
Neville Fuller Blik Design 25 South Street Wooldale Holmfirth HD9 1QH United Kingdom	Mr S Walton

Part 1 - Particulars of Application

Date of Application: 19 September 2024

Proposal:	Change of use of existing outbuilding to form two bedroom annexe, insertion of windows to front and rear, double-doors and Juliet balcony on north-west elevation
Location:	30 & 32 Rochdale Road, Milnrow, Rochdale, OL16 3LN

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 20/02/2024
- o Existing and Proposed Site Plan - Drawing no. 2024 -03 / 07 received 20/02/2024
- o Existing Floor Plans - Drawing no. 2024 -03 / 04 received 20/02/2024
- o Existing Elevations - Drawing no. 2024 -03 / 04 received 20/02/2024
- o Proposed Floor Plans - Drawing no. 2024 -03 / 06 received 20/02/2024
- o Proposed Elevations - Drawing no. 2024 -03 / 03A received 20/02/2024
- o Existing and Proposed Roof Plan - Drawing no. 2024 -03 / 08 received 20/02/2024

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 No development shall take place until a structural survey of the outbuilding, carried out by a qualified professional, has been submitted to and approved in writing by the Local Planning Authority to establish the condition of the structure and the extent of repairs necessary to facilitate the proposed works. The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure the safeguarding of the significance of the outbuilding and nos. 30 & 32 Rochdale Road as non-designated heritage assets, in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Reason for Pre-Commencement Condition: An understanding of the structural integrity of the outbuilding is required prior to the commencement of works on site.

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

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage assets, in compliance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include

detailed elevation and cross-section drawings at a scale of no less than 1:50, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber construction. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage assets, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the first-floor shower room windows on the south-west facing front elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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 28 February 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.

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: £43.00 for householder applications and £145.00 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.