



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00369/VRCON

Name and address for correspondence:	Applicant name:
Mr Jonathan Mott 51 Stonehill Drive Rochdale OL12 7JN	Mr Jonathan Mott

Part I - Particulars of Application

Date of Application: 1 May 2023

Proposal:	Application to vary condition 3 (Materials) of planning permission 22/01469/HOUS (Two storey side and rear extensions including rear dormer and juliet balconies, increase in height and alterations to roofline of existing dwelling; alterations to fenestration including insertion of 2 no. windows to front and side elevations and render to existing north-east elevation (part retrospective)
Location:	51 Stonehill Drive, Rochdale, OL12 7JN

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 permission relates to the following plans:
 - SP LOCATION PLAN
 - BP PROPOSED SITE PLAN
 - 01 EXISTING FLOOR PLANS AND ELEVATIONS
 - 02 REV C AMENDED PROPOSED PLANS AND ELEVATIONS

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.

- 2 The development hereby approved shall be carried out in accordance with the submitted details of facing materials. For the avoidance of doubt, the approved materials are as follows:
 - Johnstones 1.5mm White Silicone Textured Render

- Crest Anthracite Grey Double Roman Concrete Tiles
- 65mm Istock Mixed Red Facing Textures Brick
- Hollow Grained Grey UPVC Timber Effect Cladding

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 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 windows on the first floor on the front elevation facing east on the two-storey side extension 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.

Date Decision Issued 22 June 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 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.