

APPLICATION NUMBER: 24/00564/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/00564/FUL

CASE OFFICER
Majid Mir

DETERMINATION DATE 11.03.2025 **EXT OF TIME** 10.10.2025

Address: Land Off Smithy Nook Littleborough OL15 9NF

Proposal: Single storey front and rear extensions, raised platform to the side, alterations to fenestration and conversion of existing detached garage to dwelling (Use Class C3) with associated works including creation of hardstanding and garden area, and installation of solar panels, following removal of existing raised platform to the rear

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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SITE

The application relates to a plot of land located adjacent to Calderbrook Road/Smithy Nook. The piece of land currently houses a single storey detached garage with a mono- pitched roof. The site is accessed via a gate located off Calderbrook Road.

The existing garage front elevation is situated approximately 8m from the front boundary with Calderbrook Road. The garage has a total length of 8.3m when including the veranda and 6.3m when the veranda is excluded. The width of the garage is approximately 4.3m wide.

There is a garage door to the front elevation and access from the rear and northern side elevation. The garage is a mixture of stone and cladding, with it being predominantly constructed using timber cladding.

To the rear of the site, the land drops away. The site is located adjacent to a public footpath which is a public right of way. The path links Calderbrook Road with Moor Road. Located on lower ground and to the south is an electricity sub-station. To the southwest there is a water pumping station located further forward to the highway than the garage.

PROPOSAL

The application seeks planning permission to convert the detached garage to a dwelling. Additionally, the application seeks to construct single storey front and rear extensions, install a raised platform to the side, landscape the site which would consist of predominantly hardstanding and a lawned garden area, and install solar panels on the roof of the proposed dwelling.

The application would also see a window opening created in the northeastern facing elevation, closure of the existing opening on the northeastern facing elevation, creation of a window opening in the southwestern facing elevation and creation two openings for glazed bifolding doors in the southwestern facing elevation.

The existing raised platform to the rear will be removed to allow for the construction of the proposed the rear extension.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone DPD (PfE)

JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-H1	Scale, Distribution and Phasing of New Housing Development

JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G1	Landscape Character
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C7	Transport Requirements of New Development

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C6 Improving health and well being

SO3 Improving Design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G1 Tackling and adapting to climate change
- G2 Energy and new development
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility
- DM1 General Development Requirements
- SD1 Delivering sustainable development

Unitary Development Plan (UDP):

- EM/7 Development and Flood Risk**
- EM/8 Protection of Surface and Ground Water**

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

- 14/01085/FUL Erection of garage including demolition of existing garage.
Decision: Grant subject to conditions.

CONSULTATION RESPONSES

United Utilities

No comments received to date.

Electricity North West

No comments received to date.

Highways And Engineering

We have no objection to this proposal.

Env Health - Noise/Odours

This section has no objection in principle to the proposals, we would recommend the following conditions:

The homes are constructed in line with the requirements of the submitted noise impact assessment to achieve the following internal and external noise levels

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- Noise in external amenity areas shall not exceed 55 dB(A).

Upon completion and prior to occupation validation testing is carried out to ensure the internal and external noise levels have been achieved.

Lead Local Flood Authority/Drainage

I. The proposal to discharge surface water to combined sewers is unacceptable in principle and it is considered all potential alternatives have not been sufficiently investigated.

II. The proposal to incorporate a green roof is welcomed but further options such as hydro-planters, permeable paving etc should also be considered.

III. The above points should be addressed before the application is approved.

Gtr Manchester Ecology Unit

As the site has no ecological value and the scheme includes biodiversity enhancements measures, we have no comment to make.

Rights Of Way Officer

I have considered the associated papers to Planning Application Number 24/00564/FUL and if they build within their boundary the works should not impact upon definitive footpath LitFp142A.

This route should not be used to store machinery, vehicles or material on nor should they be using it to access the rear of their property if they do not have a private right to the use of it with a vehicle. Any disturbance of the surface of this route will require immediate repair.

Conservation And Design

The site lies within the setting of Nos. 11-25 Smithy Nook (odds), a terrace of properties on Calderbrook Road, Littleborough. The cottages are present on the first edition OS map from 1851. They are constructed of coursed stone with stone slate roofs. Some of the cottages have a full run of windows at upper floor level, which indicates that they were likely used as workshops associated with the region's textile industry. Given their age and retention of original features, they are of some architectural and historic interest. They are considered to be non-designated

heritage assets and the provisions of NPPF paragraph 216 and Rochdale CS policy P2 apply.

NPPF Paragraph 216 states that ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

The proposal would result in harm to setting of the identified non-designated heritage assets through its incongruous design, materiality and siting, alongside resulting in harm to the wider visual amenities of the area for the same reasons. The effect of the proposed building would be most pronounced when travelling along Calderbrook Road in a southerly direction, but also result in a significant negative impact on the wider landscape.

Whilst it’s acknowledged that the design language proposed would match that of the existing garage, a larger building would appear starkly at odds with the form the existing residential development within the immediate vicinity.

On this basis, it’s difficult to see how the proposed development would comply with Paragraph 135 of the NPPF.

United Utilities

No comments received to date.

Electricity North West

No comments received to date.

REPRESENTATIONS

Letters of notifications were sent to neighbouring properties and site notices were placed in the vicinity of the site. No representations have been received.

ANALYSIS

Principle of development and Green Belt

The application property and the whole of the curtilage is located within the Green Belt.

Policy JP-GP9 of the adopted Places for Everyone DPD (PfE) is relevant to any applications on the site due to it being in the Green Belt. This policy reiterates the purposes that are served by Green Belt designation and should be read alongside the National Planning Policy Framework (NPPF).

Paragraph 142 of the NPPF states ‘the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ Paragraph 153 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 also states that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF establishes that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exception criteria identified in the paragraph. The listed exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) **the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Paragraph 155 of the NPPF adds that 'the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is a demonstrable unmet need for the type of development proposed;
 - c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - d. Where applicable the development proposed meets the 'Golden Rules'
- requirements set out in paragraphs 156-157 below.

Grey Belt is defined as land in the Green Belt which is comprised of previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes points A (to check the unrestricted sprawl of large, built

up areas), B (to prevent neighbouring towns from merging into one another), or D (to preserve the setting and special character of historic towns) stated in paragraph 143 of the NPPF. Grey belt land excludes land where the application of the policies relating to the areas or assets in footnote 7 of the NPPF (other than Green Belt) would provide a strong reason for refusing or restricting development.

Having regard for the guidance in the NPPF, the site could meet exemption (C) of paragraph 154 and can also be classified as Grey Belt Land. However, all the criteria are not met under paragraph 155, as at present, the Council has a five-year supply of deliverable housing sites and the Housing Delivery Test does not fall below 75% in the previous three years.

In regard to paragraph 154 of the NPPF, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) provides guidance in regard to extensions within the Green Belt. The SPD states that 'disproportionate additions comprise inappropriate development in the Green Belt and will not be approved unless very special circumstances exist that would outweigh the harm to the Green Belt.' The SPD sets out that extensions that deliver up to 35% increase in floor space or volume over the original dwelling would in most cases be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

The proposed development consisting of front and rear extensions would lead to an increase in volume from the existing 95.20m³ to 120.70m³. This equates to an increase of 25.50m³, and as a percentage, it would represent an increase of 26.79%. The footprint would increase from 36.5m² to 46.2m². This would equate to an increase of 9.7m², and as percentage, it would equate to an increase of 26.6%.

In regard to the raised platform, due to the land to the rear dropping away, it would be at ground floor and used for the access to the dwelling. Additionally, the raised platform would not be enclosed. It is therefore considered appropriate to not include the raised platform within the floor space calculations. As such, the proposed development would meet the requirements set out in criterion (C) of paragraph 154 of the NPPF.

Further to the above, the proposed development would see a slightly elongated form of the existing structure and remain as one form. The raised platform and glazed ballustrade would not be clearly visible from most vantage points.

It is therefore considered that proposed development meets the requirements of the SPD and would be an appropriate addition and would accord with policy JP-G9 of the PfE and the NPPF in regard to development in the Green Belt subject to consideration of all other material planning considerations.

Design and Heritage

Paragraphs 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape

setting, while not preventing or discouraging appropriate innovation or change. Additionally, Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The site is located within close vicinity to the non-designated heritage assets consisting of a row of cottages from 11 to 25 Smithy Nook. The cottages are present on the first edition OS map from 1851. They are constructed of coursed stone with stone slate roofs. Some of the cottages have a full run of windows at upper floor level, which indicates that they were likely used as workshops associated with the region's textile industry. Given their age and retention of original features, they are of some architectural and historic interest. As such, Core Strategy Policy P2 and paragraph 216 of the NPPF are relevant. Paragraph 216 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

The proposed extensions would match that of the existing structure in design and form. Additionally, the proposed extension to the front would be constructed using coarse stone and the rear extension would be constructed using timber panels that match the host property. It is unclear if the existing cladding will be reused or replaced. It is preferable, whether the cladding is to be replaced or reused, that the timber cladding is treated with a dark colour stain. This can be finalised by condition.

The raised platform to the rear is considered to represent poor design and is an incongruous addition. The replacement of this element of the property with the extension would have a positive impact on the visual amenity of the area.

In regard to the front extension, it would be constructed using coarse stone that would match the host property and be in keeping with the surrounding area. The extension would include a window on the elevation facing towards the highway. This would provide some visual interest. Although the proposal would have benefitted from detailing around the window, it is on balance, considered to be acceptable.

Along with the one window on the northwest elevation, the application proposes one window opening on northeast elevation, one on the southeast and one window and two bifolding glazed doors on the southwest elevation. The arrangement would lead to the front being located to the side. Although the arrangement would be unconventional it is considered to be acceptable on this occasion. Furthermore, at present the three openings have shutters, these shutters would be either closed up or would no longer exist due to the extensions. The removal of these shutters would have a positive visual amenity impact.

The application proposes solar panels on the roof of the existing building as well as the proposed extensions. Due to the orientation of the of the building, the slope of the roof and the topography of the site, views of the solar panels may be limited but will be dependent on the solar panels installed. Poorly designed and installed solar panels can have a negative visual impact and can impact on the significance on the neighbouring non-designated heritage assets. As such, it is considered appropriate to request details of the solar panels by condition.

Overall, the proposed development would be a small-scale development which would see improvements made to the overall design of the property with the removal of the raised platform, garage door, shutters and introduction of openings. Additionally, the existing structure has a relatively modern design and look, and the proposed extension would mean that the building will retain the modern design. Although the proposed extension would see the distance between the application property and the non-designated heritage assets reduced from 23.2m to 20.7m. However, the property as whole would be partially screened by the boundary treatment which help soften the impact on the non-designated heritage assets. Nevertheless, subject to the necessary conditions, it is considered that the design of the proposal would have a neutral impact on the significance of the non-designated heritage assets.

It is therefore considered that the proposed development is acceptable and would accord with the relevant policies within the adopted Core Strategy, the PfE and NPPF.

Amenity

Paragraph 135 of the NPPF seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Additionally, policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development would be sited next to a pumping station to the southwest. To the south and southeast there is open land. On the opposite side of Calderbrook Road and to the north, there is open land and residential dwellings. The proposed use as dwellinghouse would not impact on the amenity of any of the neighbouring properties.

Paragraph 4.1 of the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development 2016 (SPD) sets out the minimum distance to be retained between residential properties in order to preserve the amenity standards for neighbouring residents. It is noted that the nearest residential property would be no. 11 Smithy Nook. No. 11 Smithy Nook is approximately 20.7m to the north of the site. Noting the distance and orientation of the properties, it is considered that the proposed development would not unduly impact on any of the residential properties in the vicinity of the application site.

Occupier amenity

Along with not unduly impacting on the amenity of neighbouring properties, any proposal should not unduly impact on the amenity of the occupiers of the application property.

As noted above, the application property is located close to a pumping station and by Calderbrook Road. A Noise Impact Assessment (NIA) states the survey results and assessment indicate that low level mitigation of local sound sources (roads) will be required in order to achieve the requisite internal sound level criteria in all areas of the proposed development. To achieve this, the mitigation strategy proposes to

install new thermal double glazing, with a typical minimum sound reduction of 25 dB Rw + Ctr and suitable acoustically attenuated passive ventilation.

The Environmental Health department have raised no objection subject to a condition requiring the proposed dwelling to be constructed in line with the requirements of the submitted NIA to achieve set internal and external noise levels, and upon completion and prior to occupation, undertake validation testing to ensure the internal and external noise levels have been achieved.

The SPD states that 'it is important that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play. An amount of garden area should

be retained to meet the reasonable needs of existing and future occupiers.' The amount of outdoor amenity space would be limited, however, considering the size of the proposed dwelling, it is considered the amount of outdoor amenity space retained is sufficient. The proposed plans suggest that all the habitable rooms would receive sufficient amount light and outlook.

The Nationally Described Space Standards (NDSS) set out the minimum standards required for dwellings. The NDSS sets requirements for minimum gross internal floor areas dependent on the number of bedrooms, bed spaces and storeys. The proposed dwelling would have one bedroom, one living room, one shower room and one kitchen. The proposed dwelling would be set over a single floor.

The internal gross floor area would be approximately 37.1m². The proposed development would meet the minimum internal gross floor area required for a one bedroom one person dwelling set over one storey and that includes a shower room. The plans do not show any built-in storage, but it does appear there is sufficient space for built-in storage. Finally, the NDSS also sets minimum requirements for bedroom sizes. The proposed bedroom would 15.7m² and therefore would exceed the minimum size standards for bedrooms as set out in the NDSS.

It is therefore considered that the proposal would not unduly affect the amenity of any of the neighbouring residential properties and would provide suitable amenity for the resident of the application site, and therefore be in accordance with the relevant policies within the Core Strategy, PfE and the NPPF.

Impact on Accessibility, Highway Safety and Public Right of Way

The site would be accessed using the existing access from Calderbrook Road. Considering the size of the proposed development, the change of use to a dwelling would not lead to a greater intensification than the present use. Additionally, the plans provided show that it is possible for one vehicle to enter and leave in a forward direction. Considering the size of the proposed development, it is considered that this is sufficient.

Public right of way LitFp142a runs along the southwestern boundary of the site. The proposed development would take place within the site and would not impact on the Public Right of Way. The Public Rights of Way Officer has advised that this route should not be used to store machinery, vehicles or material on, and nor should they be using it to access the rear of their property if they do not have a private right to the use of it with a vehicle. Additionally, any disturbance of the surface of this route will require immediate repair.

As such, it is considered that the proposal would accord with policies T1 and DM1 of the adopted Core Strategy, PfE and the NPPF.

Drainage and Flood Risk

Policy G8 requires that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. In this regard, it is important that development includes drainage that is appropriate for the site and that utilised sustainable urban drainage solutions where ever possible.

The site is not located within Flood Risk Zone 2 or 3; however, the site is located within a Critical Drainage Area. The supporting Flood Risk Assessment (FRA) concluded that the risk of fluvial flooding was low. In regard to pluvial flooding (surface water), the FRA noted the Environment Agency's Surface Water Flood Map identifies that the application site has very low risk associated with pluvial flooding. The FRA recommended that finished floor levels are elevated 150mm above surrounding ground as flood mitigation measure. Additionally, the proposed drainage strategy proposes directs surface water from the roof and driveway area into the existing combined drain on-site, which would discharge into the public combined sewer within Higher Calderbrook Road.

The Drainage Officer concluded that the foul water connection is acceptable, however, the proposal to discharge surface water to combined sewers is unacceptable in principle and that all potential alternatives have not been sufficiently investigated. The reliance on a combined sewer discharge places it at the lower end of the drainage hierarchy. It was further noted that there are no nearby watercourses to make a surface water connection.

The Drainage Officer recommended that proposal should seek further to use infiltration SuDS to mitigate discharging surface water into combined water sewers. Furthermore, the Drainage Officer recommended that consideration should be given to hydro-planters, permeable paving, etcetera, should also be considered.

It is considered appropriate to include a condition requiring details of surface water drainage to be submitted.

Subject to the addition of a condition, the proposal is considered to be acceptable and accords with relevant policies in Core Strategy, the UDP, the PfE and the NPPF.

Ecology and Biodiversity

The site has no ecological value and meets the 'de minimis' requirement. Therefore, the application is exempt from minimum BNG requirements. The application proposes a small amount of lawn. This would have very limited biodiversity value.

RECOMMENDATION Grant subject to following conditions:

1. Time Limits

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. Plans

The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan, Existing and Proposed Site Plans. Drawing number: JCBD-24-383 – 5. Revision: 03. Received by email on 19/09/2025
- Existing Plans And Roof Layout. Drawing number: JCBD-24-383 - 1
- Proposed Elevations and Image. Drawing number: JCBD-24-383-3A. Revision: 02. Received by email on 19/09/2025
- Proposed Floor Plans, Roof Layout. Drawing number: JCBD-24-383-2A. Revision: 02. Received by email on 19/09/2025

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

3. Materials

No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

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.

4. Noise Impact Assessment

The dwelling shall be constructed in line with the requirements of the submitted Noise Impact Assessment (titled: Environmental Noise Assessment; reference number: AA/24/09/PB/SN/NIA; dated: 16th September 2024; produced by Amber Acoustics) to achieve the following internal and external noise levels:

- ☐ 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- ☐ 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- ☐ 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- ☐ 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- ☐ Noise in external amenity areas shall not exceed 55 dB(A).

Upon completion and prior to occupation, validation testing shall be carried out to ensure the internal and external noise levels have been achieved. The validation testing shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling hereby approved.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 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.

5. Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any

equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes AA, A, B, D, E and F of the above Order.

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

6. Surface Water Drainage Scheme

Notwithstanding the submitted details, no above ground works shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented prior to the first occupation of the hereby approved development and shall be retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

7. Solar Panels

Prior to the occupation of the hereby approved development, full details and specifications of solar photo-voltaic panels including large scale drawings at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details thereafter.

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, Policies JP-S2 and JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

8. Landscaping

Notwithstanding the details shown on the approved plans, no above ground works shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced

within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Boundary Treatment

Notwithstanding any details submitted as part of the application, prior to the installation of the boundary treatment, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls shall be submitted to and approved in writing by the Local Planning Authority. All structures shall be installed in accordance with the approved details and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with policies P2, 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 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.

Notes for Applicant:

Report Author Majid Mir