



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 24/00618/ANM

Name and address for correspondence:	Applicant name:
Mr Joshua Webb WSP 8 First Street Manchester M15 4RP	Lancet Homes

Part I - Particulars of Application

Date of Application: 1 July 2024

Application No: 24/00618/ANM

Proposal:	Application for non-Material Amendment to planning permission 22/01177/FUL to allow for amendments to approved plans under Condition 2 (Approved Plans)
Location:	Land Off Mossylea Close, Middleton, Rochdale

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 the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered material to the development as approved under the existing planning permission to therefore require the submission of a new planning application.

The Council hereby REFUSES the amendments proposed to be made to the original planning permission **22/01177/FUL** as stated on the application form and shown on the submitted plans for the following reason:

1. In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised proposal cannot be considered as a non-material amendment to the existing planning permission. The proposed installation of solar panels would represent a material change to the appearance of the approved dwellings. The proposal will therefore require an application for planning permission.

Date Decision Issued 23 July 2024

Melanie Hale

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THE EFFECT OF THIS DECISION NOTICE IS THAT THE SUBMITTED DETAILS CANNOT BE ACCEPTED AS A MINOR AMENDMENT TO THE EXISTING PLANNING PERMISSION AND REQUIRE THE SUBMISSION OF A FRESH PLANNING APPLICATION. THIS DECISION IS WITHOUT PREJUDICE TO ANY DECISION THE LOCAL PLANNING AUTHORITY MAY SUBSEQUENTLY MAKE ON ANY PLANNING APPLICATION SUBMITTED FOR THESE PROPOSALS

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

- Planning Layout - Drawing no. 01 Rev N
- PV Site Plan - Drawing no. 26741/SK1
- Floor Plans and Elevations Plots 1-2 - Drawing no. 20042_HT_02 Rev A
- Floor Plans and Elevations Plot 3 - Drawing no. 20042_HT_11 Rev A
- Floor Plans and Elevations Plots 04-05, 06-07 & 08-09 - Drawing no. 20042_HT_13 Rev B
- Elevations Plots 10-13 - Drawing no. 20042_HT_05 Rev A
- Floor Plans - Drawing no. 20042_HT_04
- Floor Plans and Elevations Plots 14-15 & 16-17 - Drawing no. 20042_HT_01 Rev A
- Elevations Plots 18-20 - Drawing no. 20042_HT_07 Rev A
- Floor Plans Plots 18 - 20 - Drawing no. 20042_HT_06
- Elevations Plots 21-24 - Drawing no. 20042_HT_16
- Floor Plans Plots 21-24 - Drawing no. 20042_HT_15
- Floor Plans and Elevations Plots 25-26 - Drawing no. 20042_HT_14
- Floor Plans and Elevations Plots 27-28 - Drawing no. 20042_HT_03 Rev A
- Floor Plans and Elevations Plot 29 - Drawing no. 20042_HT_12 Rev A