

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00859/HOUS

Name and address for correspondence:	Applicant name:
Mr Peter Hoole PJH Architectural Services Office Number 1 88a Chapel Street Leigh Lancashire WN7 2DB	Mr Daniel Ellis

Part I - Particulars of Application

Date of Application: 23 September 2024

Proposal:	Single-storey rear and side extensions, alteration to fenestration including rooflights and first floor balcony at rear elevation, render to all elevations, addition of front bay windows and flue to the rear (Retrospective)
Location:	13 Kings Drive, Middleton, M24 4FB,

Part II - 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 This permission relates to the following plans:
 - Location Plan - Drawing No. 2024-1831-P-106 Rev. A received 23/09/2024
 - Existing Site Plan - Drawing No. 2024-1831-P-105 Rev. A received 23/09/2024
 - Proposed Site Plan - Drawing No. 2024-1831-P-107 Rev. A received 23/09/2024
 - Existing Floor Plans and Elevations - Drawing No. 2024-1831-P-101 Rev. A received 23/09/2024
 - Proposed Floor Plans and Roof Plan - Drawing No. 2024-1831-P-102 Rev. A received 23/09/2024
 - Proposed Front and Side Elevation - Drawing No. 2024-1831-P-103 Rev. A received 23/09/2024

- Proposed Rear and Side Elevation - Drawing No. 2024-1831-P-104 Rev. A
received 23/09/2024

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 14 November 2024

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.