



ROCHDALE
BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT

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Our ref: 25/00783/DOC
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Date: 1 September 2025

Mr Thomas Holt,
Whiteley eaves LTD,
Room 1.12A,
Hollinwood Business Centre,
Albert Street,
Failsworth,
OL8 3QL

Dear Mr Holt,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00783/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Materials Schedule) of planning permission 22/01234/FUL (Rear dormer extension with grey cladding to dormer)
Location:	Hopwood Medical Centre , Walton Street, Heywood, OL10 2BS

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the dormer have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer's Response:

The facing materials indicated in the 'Materials Schedule' prepared by Whiteley Eaves Ltd and dated 'Nov 2022' are acceptable and are approved. The approved materials are:

Roof Covering: Single ply membrane
Fascia: White uPVC flat fascia boards from Eurocell
Rainwater Goods: Half Round Gutter & Round Downpipe in Anthracite Grey
Cladding: Coastline Composite Cladding in Anthracite Grey from Eurocell
Windows: White uPVC casement windows from Eurocell

Yours faithfully,

Melanie Hale
Head of Planning Services

Report Author Bob Melling