

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01233/FUL

Name and address for correspondence:	Applicant name:
Mr Carl Ward 90 Kentfield Drive Bolton BL1 8FU	Mr R Finch

Part I - Particulars of Application

Date of Application: 21 November 2022

Proposal:	Change of use of existing first floor from ancillary storage area to 1no' self contained apartment together with installation of first floor windows to north-east and south west facing elevations including ground floor entrance door on Vincent Street
Location:	194 Rochdale Road, Middleton, M24 2QA

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 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 This permission relates to the following plans:

Location Plan
Existing Plans and Elevations - 100 Rev A
Proposed Plans and Elevations - 101 Rev B received 21/11/2022

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

- 3 No part of the development shall be occupied until such time as details for the design of refuse / bin store have been submitted to and approved in writing by the Local Planning Authority. The duly approved store shall be installed in complete accordance and made available for use prior to the approved development first being brought into use.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No part of the development hereby approved shall be occupied until such time as:

- 1) The Sound Insulation Scheme in Section 4 of the Noise Impact Assessment has been completed; and
- 2) Validation testing has been carried out to demonstrate that the following internal noise levels are being achieved:

- o 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- o 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- o 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;
- o 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.

The development hereby approved shall not be occupied until the results of the validation testing have been submitted to and approved in writing by the Local Planning Authority. The Sound Insulation Scheme shall be retained as approved thereafter.

Reason: To protect the residential amenity of the occupiers of the residential property.

- 5 The materials used in the proposed windows and doors of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy 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.

This permission relates to the change of use of the building. No external alterations have been approved and the applicant is advised to discuss any other alterations with the planning officer prior to carrying out the work as a separate consent may be required for this.

Date Decision Issued 25 January 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 applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.