



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00180/FUL

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	JAWAD HUSSAIN

Part I - Particulars of Application

Date of Application: 29 April 2024

Proposal:	Change of use from single dwelling house to 2 self-contained flats, alterations to boundary treatment, formation of new footpaths and alteration to fenestration.
Location:	29 Spotland Road, Rochdale, OL12 6PE,

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:

- 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 and documents:-

Site Location Plan
22.2830.3E - Existing and Proposed Block Plans - received 17/07/2024
22.2830.SC4.1E - Proposed Apartment Scheme
Application Form

and the development shall be carried out in complete accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 Notwithstanding details on the approved plans, the proposed footpath shall be constructed in permeable tarmac.

Reason: To prevent an increased risk of flooding as a result of the development in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 The proposed materials to the alterations of the building shall match that of the existing exterior, as stated on the application form.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 No part of the development shall be occupied until such time as details for elevations of the bin storage area has been submitted to and approved in writing by the Local Planning Authority, and implemented. The approved bin storage scheme shall be retained as constructed for its intended use thereafter.

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 Unitary Development Plan and the National Planning Policy Framework.

- 6 Notwithstanding the approved plans, the proposed gate shall not be erected until details of the gate design 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

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 The car parking to serve the development hereby permitted and as shown on plan '22.2830.3E - Existing and Proposed Block Plans - received 17/07/2024' shall be made fully available for use prior to first occupation of the dwelling its serves and shall be retained thereafter.

Reason: To protect the amenity of nearby occupants and to accord with policies G9 and DM1 of the adopted Rochdale Core Strategy 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.

Date Decision Issued 16 August 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.

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.

INFORMATIVE

The applicant is advised that part of the approved development (the proposed footpaths) is on land outside their ownership.

Planning approval does not grant the agreement of the Council as the landowner for these works to be undertaken. The Council's agreement as the landowner must be sought separately.

The Council's Estates team can be contacted on the following contact details:

Tel: 0300 303 8880

Email: estates@rochdale.gov.uk

Estates and Asset Management
Floor 3
Number One Riverside
Smith Street
Rochdale OL16 1XU