

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/01271/HOUS

|                                                                                                                                              |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                                         | Applicant name: |
| MR AIDEN PHILLIPS-WHALLEY<br>JAMES CAMPBELL ASSOCIATES LTD<br>CAMPBELL HOUSE<br>173 ROCHDALE RD<br>FIRGROVE, MILNROW<br>Rochdale<br>OL16 3BN | MR PHILIP BALL  |

### Part I - Particulars of Application

Date of Application: 23 December 2024

|                  |                                                                                                            |
|------------------|------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Single storey rear extension including alterations to fenestration on the front and side elevations</b> |
| <b>Location:</b> | <b>3 Merlin Close, Littleborough, Rochdale, OL15 0BY</b>                                                   |

### 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 - received 23/12/2024
  - Existing and Proposed Site Plan - Drawing no. 24.3434.3 received 23/12/2024
  - Existing Floor Plans - Drawing no. 24.3434.1 received 23/12/2024
  - Existing Elevations - Drawing no. 24.3434.2 received 23/12/2024
  - Proposed Floor Plans - Drawing no. 24.3434.SC1.1B received 23/12/2024

- Proposed Elevations - Drawing no. 24.3434.SC1.2C received 23/12/2024

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior 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, Policy JP-P1 of the adopted 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          6 February 2025

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.