

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00663/HOUS

Name and address for correspondence:	Applicant name:
Mr Elliot Justin Giovacchini Spazio Ltd 1A Churchwood Road Didsbury M20 6TZ	Mr Richard Hagan

Part I - Particulars of Application

Date of Application: 30 June 2023

Proposal:	Part single / part two-storey rear extension including first floor terrace with glass partition walls, first floor gable extension, dormer extension to side elevations, canopy over existing garage and new primary entrance, insertion of 2no windows to side elevations and 1no rooflight and alteration to fenestration on front and side elevations.
Location:	95 Marland Fold, Rochdale, OL11 4RF,

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
 - Rev 1a Drawing 002 Site Plan As Proposed
 - Rev 1a Drawing 009 Roof As Proposed
 - Rev 1a Drawing 004 Ground Floor As Proposed
 - Rev 1a Drawing 005 Gf Overlay
 - Rev 1a Drawing 007 First Floor As Proposed

- Rev 1b Drawing 011 Front Elevation As Proposed
- Rev 1b Drawing 013 Side Garage Elevation As Proposed
- Rev 1b Drawing 015 Rear Elevation As Proposed
- Rev 1b Drawing 017 Side Elevation As Proposed

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 adopted Rochdale Core Strategy, the saved Rochdale Unitary 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, except as indicated on the approved plans.

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.

- 4 The balcony hereby approved shall not be brought into use until the glazed screens with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) have been installed in full, and shall be permanently retained as such thereafter. Other than the areas enclosed by the glazed screens (indicated by timber decking on the approved plans), no part of the flat roof of the rear extension shall be occupied or used as outdoor amenity space at any time.

Reason: In the interest of amenity and in compliance with policy 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 9 October 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:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the

boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

INFORMATIVE:

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed.