

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/01220/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings Extensions NW Ltd 3 Cribden Street Rawtenstall Rossendale BB4 8HZ	Miss Holly Healey

Part I - Particulars of Application

Date of Application: 5 December 2023

Proposal:	Change of use of first and second floors from commercial (Class E) to 1 no. self-contained flat (Class C3), single storey rear extension, first floor extension including increase in ridge and eaves height, rear dormer, alteration to existing shopfront to create new entrances from Jubilee Road, installation of external staircase to rear, erection of bin store and alterations to fenestration (Part Retrospective)
Location:	145 Jubilee Road, Middleton, Rochdale, M24 2LY

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 The permission relates to the following plans:

- Location Plan

- Existing Site Plan
- Proposed Site Plan. Submitted on 05/04/2024
- Existing and Proposed Floor Plans. Job no. 2912-01 AMD. Rev A. Submitted on 04/04/2024
- Existing and Proposed Elevations. Job no. 2912-02 AMD. Rev A. Submitted on 04/04/2024
- Existing and Proposed Street Scenes. Job no. 2912-03
- Existing and Proposed Side Elevation. Job no. 2912-04. Submitted on 05/04/2024

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, Places for Everyone and the National Planning Policy Framework.

- 3 The materials to be used in the external surfaces of the development shall be as specified on the approved plans listed under condition 2.

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, JP-P1 of Places for Everyone and the National Planning Policy Framework.

- 4 The approved external staircase and railings shall be constructed prior to first occupation of the dwellinghouse hereby permitted and should be retained thereafter.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouses and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The dwellinghouse hereby approved shall not be occupied until such time as the proposed bin storage area as indicated on 'Existing and Proposed Floor Plans. Job no. 2912-01 AMD. Rev A. Submitted on 04/04/2024' has been provided and made available for use. The bin storage area shall thereafter be retained for its intended purposes.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and in the interests of visual amenity in accordance policies DM1 and P3 of the adopted Rochdale Core Strategy, JP-P1 of Places for Everyone 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 25 April 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 proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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.

Use of the flat roof area of the approved single storey rear extension as a roof terrace, balcony or similar amenity area including any means of enclosure would require planning permission.