



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 25/00323/HOUS

Name and address for correspondence:	Applicant name:
Mrs Jamie-Louise Riley EON Trinity House 2 Burton St Nottingham NG1 4BX	Mr Anthony Smith

Part 1 - Particulars of Application

Date of Application: 26 March 2025

Proposal:	White render to front, side and rear elevations (retrospective)
Location:	53 Borrowdale Drive, Rochdale, Rochdale, OL11 3JZ

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 permission relates to the following plans:

- o Location Plan - received 16/02/2024
- o Site Plan - drawing no. A02 received 26/03/2025
- o Existing Front 3D View - drawing no. A03 received 26/03/2025
- o Existing Rear 3D View - drawing no. A04 received 26/03/2025
- o Existing Ground Floor Plan - drawing no. A05 received 26/03/2025
- o Existing First Floor Plan - drawing no. A06 received 26/03/2025
- o Existing Attic Floor Plan - drawing no. A07 received 26/03/2025
- o Existing Roof Plan - drawing no. A08 received 26/03/2025
- o Existing Front Elevation - drawing no. A09 received 26/03/2025
- o Existing Rear Elevation - drawing no. A10 received 26/03/2025
- o Existing Side Elevation - drawing no. A11 received 26/03/2025
- o Proposed Front 3D View - drawing no. A03 received 26/03/2025
- o Proposed Rear 3D View - drawing no. A04 received 26/03/2025
- o Proposed Ground Floor Plan - drawing no. A05 received 26/03/2025
- o Proposed First Floor Plan - drawing no. A06 received 26/03/2025
- o Proposed Attic Floor Plan - drawing no. A07 received 26/03/2025
- o Proposed Roof Plan - drawing no. A08 received 26/03/2025
- o Proposed Front Elevation - drawing no. A09 received 26/03/2025
- o Proposed Rear Elevation - drawing no. A10 received 26/03/2025
- o Proposed Side Elevation - drawing no. A11 received 26/03/2025

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 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 19 June 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.