



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00202/FUL

Name and address for correspondence:	Applicant name:
Sarah Green 272 Blackburn Road Rossendale BB4 5JF	Sarah Green

Part I - Particulars of Application

Date of Application: 27 February 2023

Proposal:	Single storey rear extension , installation of replacement flue, formation of new access steps and Gabion retaining wall, installation of driveway gates, boundary fencing and creation of two parking spaces to the rear, following removal of existing detached store to rear - Resubmission of 22/00826/FUL
Location:	90 New Road, Littleborough, OL15 8NL,

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:

03 - Location Plan
04 - Existing & proposed Site Layout
05 - Existing & Proposed Ground Floor Layout
07 - Existing & Proposed Elevations

- 09 - Existing & Proposed Longitudinal Site Sections A-A
- 13 - Existing & Proposed Section Looking Towards No. 92
- 14 - Existing & Proposed Elevation Looking Towards No. 88/88A

and the development shall be carried out in accordance with the approved drawings.

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 any description of materials in the application or on the plans, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building, boundary treatments, hard landscaping, fencing, gates, steps and gabion wall, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

- (i) A diagram of the proposed connection(s) to public sewer; and
- (ii) Construction details for permeable paving for the driveway including sub-base details e.g. cross-section.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 5 Prior to the commencement of development, details of the proposed works to be carried out in relation to the construction of the car parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the structural integrity of James Street is not compromised by the proposed works and in accordance with Policy T2 of the Core Strategy.

Reason for the pre-commencement condition: To ensure the structural integrity of James Street is protected prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

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 26 May 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:

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 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 to contact the Council's Highways Team on 0300 303 8879 to ensure that the footway has the structural capacity to accommodate a vehicle access crossing.

The following advice is provided by the Council's Conservation Officer in relation to submitting information to discharge Condition 3 (materials) above:

- Photographic or physical samples of the steps leading from the parking spaces to the rear elevation. Ideally, the steps should be faced in local stone, although concrete pigmented to blend in with the existing stone rear elevation would be agreeable;
- Photographic or physical samples of any hard landscaping. This would include to the parking spaces and outside the rear elevation. The plans state that the car parking would be a

permeable finish. Ideally, this would be a locally sourced gravel and would be identical to the scheme for the area outside the rear elevation;

- Photographic or physical samples with geographical location of visible gabion stones. These will ideally be locally sourced;

- Photographic or physical samples with geographical location of stone to the proposed extension. Any stone should be locally sourced sandstone, chosen to match the existing with respect to appearance and durability;

- Photographic or physical samples and mortar specification for proposed extension stonework. Any mortar should be lime-based and should be chosen to match the rear elevation of the weavers' cottage with respect to colour; and

- Photographic or physical samples with geographical location of roofing slates to the proposed extension. Any proposed slates should be locally sourced and match the appearance of those existing at neighbouring properties.