



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00269/VRCON

Name and address for correspondence:	Applicant name:
Mr Hugh Fish Progress in Practice Suite 2 Stanley House 19-23 Croftsbank Road Urmston M41 0TZ	Mr Paul Cunningham

Part I - Particulars of Application

Date of Application: 16 March 2023

Proposal:	Section 73 application for minor material amendments to Condition 2 of planning permission 22/00964/FUL (Replacement dwelling including replacement roof to existing garage) for revisions to windows and external doors
Location:	12 Northdene Drive, Rochdale, OL11 5NH

Part II - Particulars of decision

The Rochdale Metropolitan 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 submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with 12th September 2022.

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:-

21012-PIP-ZZ-RF-DR-A-PL-0001/P03 - Location Plan and Site Plan
21012-PIP-V1-XX-DR-A-PL-0100/P03 - Existing Floor Plans
21012-PIP-V1-XX-DR-A-PL-0200/P03 - Existing Elevations
21012-PIP-ZZ-RF-DR-A-PL-0500/P04 - Proposed Site Plan
21012-PIP-V1-ZZ-DR-A-PL-1000/P03 - Proposed Floor Plans
21012-PIP-V1-XX-DR-A-PL-2000/P03 - Proposed Elevations
21012-PIP-V2-XX-DR-A-PL-1001/P03 - Proposed Garage Plans and Elevations

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, 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 details of materials provided to and approved by the Council through 23/00274/DOC on "Proposed Elevations 1 of 2" and "Proposed Elevations 2 of 2" dated 11th November 2022. Development shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 The windows, external doors, roof lights and detailed design of the window and door reveals shall be installed in accordance with the following drawings:

21012-PIP-XX-XX-DR-A-31-0101-P02 Window Seat Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-0102 P02 Typical Tilt-turn Window Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-1012 -P02 Front Door Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-1102-P02 -Sliding Door Details dated 27th January 2023

21012-PIP-ZZ-XX-DR-A-31-0001-P04 Window Types 1 of 2 dated 11th November 2022

21012-PIP-ZZ-XX-DR-A-31-0002-P04 Window Types 2 of 2 dated 11th November 2022

21012-PIP-ZZ-XX-DR-A-31-1001-P04 External Door Types 1 of 2 dated 11th November 2022

21012-PIP-ZZ-XX-DR-A-31-1002-P04 External Door Types 2 of 2 dated 11th November 2022

21012-PIP-ZZ-XX-DR-A-37-0001-P03 Rooflight Types dated 11th November 2022

as submitted to the Council through 23/00274/DOC, and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 24 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 a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. 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. Property specific summary information on coal mining can be obtained from The Coal Authority 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.