

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/01590/HOUS

Name and address for correspondence:	Applicant name:
Mr Callum McConnachie ARKHI Architects Ltd Arkhi Architects Ltd The Sorting House 6 Mill Street Congleton CW12 1AB	Mr Taraq

Part I - Particulars of Application

Date of Application: 18 January 2023

Proposal:	Single storey rear and side extension with conversion of garage to habitable space and alteration to front fenestration with render to front elevation and front car port following removal of front canopy
Location:	1 Winchester Close, Rochdale, Rochdale, OL11 5NE

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:-
 - EX-00 LOCATION PLAN
 - PR-01 REV B AMENDED PROPOSED BLOCK PLAN
 - PR-02 REV B PROPOSED GF PLAN
 - PR-03 REV C PROPOSED FF PLAN
 - PR-04 REV B PROPOSED EVELATIONS 01
 - PR-05 REV B PROPOSED ELEVATIONS 02and 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 those 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 Notwithstanding permitted development rights under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) no further hard surfacing materials shall be installed at the front of the property in place of the remaining garden area (indicated as 'Grass Lawn' on the approved Proposed Block Plan) without the written approval of the Local Planning Authority.

Reason: In order to protect the existing character of the surrounding street scene, in accordance with policy DM1, P3 and the SPD.

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 14 April 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 approval does not grant planning permission for the extended drop kerb indicated on the approved block plan, which is outside the site boundary. These works may require separate planning permission and will require a dropped kerb agreement with the Local Highways Authority.

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.