

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00130/HOUS

Name and address for correspondence:	Applicant name:
Mr Alan Davies Northern Design (Oldham) 17 Station Lane Grotton Oldham OL4 5QY	Mr & Mrs Fayyaz Chauhdry

Part I - Particulars of Application

Date of Application: 20 February 2023

Proposal:	Two-storey side extension, single-storey rear extension, two-storey front extension, and new roof over resulting dwelling footprint Resubmission of 22/00846/HOUS
Location:	54 Norden Road, Rochdale, OL11 5PN,

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:-
 - Location Plan
 - 2239 REV B DWG 2 Proposed Site Plan
 - 2239 REV B DWG 5 Proposed Elevations
 - 2239 REV B DWG 3 Proposed Floor Plans and Roof Planand 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) 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 DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No development shall take place until all trees that are to be retained adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, BE/8 and NE/8 of the adopted Rochdale Unitary Development Plan.

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 24 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:

Permission is granted on the basis that the approved works will be implemented as extensions to and alterations of the existing house on the application site. Permission is not granted for the substantial demolition of the existing house and construction of a replacement dwelling, which would require full planning permission.

This planning permission may become invalid if the existing house is substantially or entirely demolished. In the event of any uncertainty, the applicant should contact the Local Planning Authority.

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.