

APPLICATION NUMBER: 23/00988/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00988/VRCON

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 24.11.2023 EXT OF TIME 09/05/2025

Address: 13 Broadhalgh Avenue Rochdale OL11 5LW

Proposal: Variation of condition 2 (approved plans) and 3 (materials) of planning permission 15/01450/FUL Erection of two dwellings to enable the restoration of Red House (Resubmission of 14/00684/FUL)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE:06/05/2025

SITE

The application relates to the substantial garden area of the large two storey dwelling at 13 Broadhalgh Avenue in Bamford. The dwelling is commonly known as 'Red House', because of its striking red brick façade and red roof tiles, which positively contrast with the properties either side which have white cement render finish. Whilst the dwelling is not listed, it is considered to be locally important and stands within the Moorgate Avenue Conservation Area.

The application site is accessed from Broadhalgh Avenue to the north; however the front elevation of Red House faces south into the large and well maintained formal garden area. Directly to the west is the neighbouring Grade II Listed Building, Stanley, at 15 Broadhalgh Avenue, designed by Unwin and Parker. This building is also orientated with what would be considered the front elevation facing south and the rear elevation facing the highway of Broadhalgh Avenue. The rear elevation of Red House is relatively simple; however the south facing front elevation is contrastingly grand and attractive in design, and the building as a whole, as a result of its massing, roof form, chimneys and materials, gives the building a positive presence within the Moorgate Avenue Conservation Area.

Red House dates from around 1920 and is one of several large dwellings built at this time along Broadhalgh Avenue. The property was extended to the west shortly after construction. The garden area to the south of the building measures between approximately 62m to 82m in length by 36m wide, and shares a boundary with a number of neighbouring residential properties, including several properties to the east on Moorgate Avenue (nos. 23 to 29), whose rear elevations face towards the application site. To the south the garden shares a boundary with two large properties fronting onto Canterbury Close (nos. 4 and 6). Both the side, and rear, boundaries of the garden are well screened at present from neighbouring properties by a number of mature trees and shrubs.

In 2006/7 an application to demolish Red House and erect five detached dwellings within the grounds was refused by the Council, and the subsequent appeal dismissed by the Planning Inspectorate (06/D47365). In 2007, a further application for the erection of two dwellings in the garden area was refused by the Council (07/D49159). In 2014 a fresh application was made to the Council for the erection of two dwellings within the grounds of the Red House, in this case in order to fund the restoration of the application property. More details, including the reasons for refusal, in relation to these applications can be found in the 'Relevant Planning History' section of this report.

PROPOSAL

The application seeks to vary planning permission reference 15/01450/FUL, in relation to amendments of the design of the two properties erected in the land formerly the rear garden area of 13 Broadhalgh Avenue.

The amendments include:

- Alterations to the design
- Alterations to the layout of the dwelling itself
- Change of materials

Amended Plans

Following Officer advice, further amendments were made to the scheme to retain a hipped roof and reduce some contemporary changes proposed on the originally submitted plans, removing the proposed rooflights and including the brick detailing on the scheme.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development

JP-H1 Scale Distribution and Phasing of New Housing Development

JP-H3 Type, Size and Design of New Development

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO2 – Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 – Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO5 – Improving accessibility and delivering sustainable transport

T2 – Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

06/D47365

Conservation area consent – demolition of existing property and erection of five detached dwellings – submitted in tandem with the below planning application - Refused. Subsequent appeal to the Planning Inspectorate dismissed.

06/D47366	Demolition of existing dwelling and erection of 5 detached dwellings – Refused. Subsequent appeal to the Planning Inspectorate dismissed.
07/D49159	Erection of 2 detached dwellings in rear garden of 13 Broadhalgh Avenue (resubmission of D47366) – Refused
13/01203/WTCA	Proposed 20% thinning of seven trees positioned along the shared boundary of numbers 11 and 13 Broadhalgh Avenue, Bamford – No objection
14/00684/FUL	Erection of two dwellings to enable the restoration of Red House – Refused
15/01450/FUL	Erection of two dwellings to enable the restoration of Red House (Resubmission of 14/00684/FUL) – Grant
19/00541/DOC	Submission of details to comply with conditions 4 (Site Investigation), 5 (Levels), 6 (Vehicular Access Details), 7 (Drainage), 8 (AMS) and 12 (landscaping) of planning permission 15/01450/FUL – Request Completed
19/01394/CPE	Excavation of trenches to contain part of foundations pursuant to planning permission 15/01450/FUL - Grant
22/01242/FUL	Restoration of Red House building to 5 bedroom dwelling including two-storey side extension, single storey front and rear extensions including terrace at rear, insertion of first floor window to side elevation and bi-folding doors on ground floor, construction of 2 4no bedroom detached dwellings, associated parking, landscaping and formation of access road following demolition of a single storey garage and outbuilding – Withdrawn
23/00729/ANM	Application for non-material amendment to planning permission 15/01450/FUL for change of external materials and opening sizes – Refused
25/00083/HOUS	Two-storey side, single storey front and rear extensions including terrace at rear, insertion of first floor window to side elevation, bi-folding door on ground floor, new boundary wall with sliding gate to front and side elevations, including associated landscaping works following demolition of a single storey detached garage – Pending consideration

CONSULTATION RESPONSES

Conservation And Design

First comments raised objection to the scheme unless further amends to the design were sought.

Following additional amendments, no objections received.

Tree Officer

No comments received to date

Highways And Engineering

No objections

The Coal Authority

No comments received to date

Lead Local Flood Authority/Drainage

Comments from withdrawn application 22/01242/FUL applied.

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. 8 responses objecting to the proposal were received. Concerns are summarised below:

- Concerns over traffic
- Proposals are less in keeping with the Red House and No 15, appearance is now more contemporary
- Concern further changes to the Red House forthcoming
- Objection due to existing flow of traffic on lane and the houses are too large for the area
- Concern regarding increase in windows overlooking as opposed to first floor bathroom windows previously
- Same plans as previously withdrawn application
- No attempts to approve the Red House have been made
- Concern the Red House will purposefully dilapidate to the developer's favour, example Woolton Developments One Ltd V Liverpool City Council
- Concern over privacy
- Not suitable given surrounding properties and conservation area

Officer Response: Many of the points raised relate to reasons which fall beyond the scope of this application, which seeks to vary an extant planning permission, or do not form a material planning consideration. Those points which are relevant are addressed in the report below.

ANALYSIS

The principle of development was established in the application 15/01450/FUL. Whilst approval of the application would, in effect, result in the issuing of a new permission, consideration only needs to be given to those elements of the scheme which differ from the previous approval, together with any significant change in policy which has occurred in the interim. The key consideration of this application is the alterations to the design of the houses and the subsequent acceptability of these on heritage assets, the materials to be used, and assessment if these changes to the fenestration result in any unacceptable harm on residential amenity.

For the avoidance of doubt, the erection of two dwellings in the garden of the Red House was justified on the basis that the works comprised enabling development and an S106 agreement was signed to secure the phasing of these works in order to ensure the long-term viable use of the Red House.

Paragraph 129 of the NPPF states 'Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;

- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.'

Supporting text at paragraph 7.28 of PfE states aims of the plan will be to boost supply of well designed, adaptable new homes with appropriate access to private space [...] diversify local housing markets that are often dominated by low cost housing [...] this will help to achieve a better spread of higher value housing and prosperity across the plan area, while also delivering greater diversity within individual areas

Since the granting of the 2015 permission, significant change has occurred in planning policy including the adoption of the Places for Everyone Joint Development Plan in March 2024, the revised NPPF in December 2024 and the Rochdale Core Strategy in 2016. As such, the application will be assessed against the relevant policies.

Design and Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy P3 of the Adopted Core Strategy states new development shall enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general, and ensure that buildings contribute positively to the townscape, and are well proportioned. Similarly, Policy P2 of the Rochdale Core Strategy states 'we will protect and enhance the borough's character, utilising the potential of these assets in development and regeneration schemes', specifically, this includes protecting the borough's heritage assets, both statutory and non-statutory, including their settings.

Further to this, Policy JP-P2 of PfE states '*Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy*' and '*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.*'

Paragraph 135 of the NPPF states planning decision should ensure that developments 'a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; and b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;'

Paragraph 208 states '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal*

(including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

The 'setting' of a heritage asset is defined within the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

The application site lies within the Moorgate Avenue Conservation Area, designated in 2005 due to it serving as a good example of interwar suburban development largely comprised of semi-detached dwellings with bespoke, detached examples along Broadhalgh Avenue. Many of the buildings present date from a period when private housebuilding increased across the country, with more simple forms detailing than their predecessors.

The site, which relates to the rear garden area of the Red House, was approved in 2015 on the basis that the proposals would enable the restoration of the Red House and thus comprised enabling development. This application relates to varying the design and materials of the proposed dwellings, situated to the rear of the Red House.

The approved dwellings maintained a clear Arts and Crafts style through their use of a hipped roof, brick and white render materiality and an arched porch. The proposals seek to implement some contemporary features into the design of the dwellings and articulate the form of the building further, whilst also opting not to make use of any render across the external elevations. The hipped roof design is retained with two front bay window features and stone lintels, sills and mullions proposed. While the rear elevation features a large glazed fenestration, specifically at ground floor, these features are screened by the building and are not possible to be viewed from any vantage points within the Conservation Area, and would not therefore be considered inappropriate. The floorplan of the amended proposals seek a modern living arrangement and would not be considered unacceptable in its context.

In considering the revised proposals in the context of current design guidance and planning policy, it is considered that the revisions made would enable the two dwellings to sit comfortably within, and respect their unique and sensitive setting; demonstrating a clear understanding of the site's context through the use of articulate form and detailing, and appropriate materiality, and contributing positively to a sense of place.

The Conservation Officer has highlighted that key detailed design information is missing from the application, and as such, details of the elevation and roofing materials, window and door details including stone surrounds and recesses, window and door materials, boundary treatments and hard and soft landscaping are all to be required by condition in order to ensure that the development is of an appropriately high-standard reflective of its special setting.

While Historic England guidance states the appearance of Enabling Development is often crucial to its acceptability and materials should be provided upfront, given this application is a variation of condition of approval whereby a condition was previously applied to prohibit above ground works until details of materials, including samples of materials to be provided onsite, it is considered appropriate to condition these details

in this instance. Additionally, paragraph 140 of the NPPF states '*Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*' As such, the materials are secured via condition on the decision notice.

Overall, subject to the conditions outlined, the proposals are considered to be well-designed and therefore attract significant weight from paragraph 139 of the NPPF. The proposals would also accord with the requirements of Policies P2 & P3 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Residential Amenity

Core Strategy Policy DM1 requires, amongst other things, that development proposals are compatible with surrounding land uses and that they do not adversely affect the amenity of residents.

The relationship between the proposed dwellings and the Red House is not changed, the proposals do not alter the approved site plan. From a residential amenity perspective, the proposals are very similar. Some additional windows and larger areas of glazing are added onto the front and rear elevations, however the design would not overlook or impede on the privacy of adjacent and adjoining properties over and above that of the already approved design. For the avoidance of doubt, the proposals do comply with the requirements of the Guidelines and Standards for Residential Development SPD.

As such, the proposal is in compliance with the Guidance for Residential Development SPD and meet the requirements of PfE Policy JP-P1, Core Strategy Policies P1, P3 and DM1, and the policies within the NPPF.

Planning Balance

The previous application 15/01450/FUL, was deemed to comprise enabling development as the benefits of the proposals, which would otherwise conflict with planning policies but which secure the future conservation of the Red House, outweighed the disbenefits of departing from those policies (NPPF para.221). Within this context, the benefits associated with the restoration of a Non-Designated Heritage Asset were considered to outweigh any less than substantial harm to the character of the Moorgate Avenue Conservation Area, and the application was approved subject to legal agreement following the principle of development accepted by the Planning and Licensing Committee, contrary to officer recommendation.

Following the decision in 2016, significant, material changes to Planning Policy have taken place, including the adoption of the Rochdale Core Strategy (CS), multiple changes and updates to the NPPF, and the adoption of Places for Everyone joint development plan (PfE). Such changes to policy should be assessed in order to determine whether the proposals still comprise enabling development, and therefore, if the restoration of the Red House need be secured by S106 agreement.

PfE Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, increasing periodically, with the delivery target at 568 dwellings over 2022-25. This supersedes the targets previously established within CS Policy C1.

Policy JP-H3 seeks to deliver a more diverse range of housing in northern areas of the city region and achieve a better spread of higher value housing in such areas which are often dominated by low-cost housing. Policy JP-H3 also requires developments to provide an appropriate mix of dwelling types and sizes to reflect local plan policies, to which CS Policy C3 seeks to improve the supply of larger and higher value housing in the borough.

The proposed dwellings clearly merit higher-value housing due to their spacious internal areas (c.<250sqm each), design quality and attractive setting. The delivery of two houses, and the restoration of the Red House which would in itself comprise a higher-value house would deliver a total of three higher-value dwellings in a desirable location and would therefore deliver towards this market requirement and policy aspiration. Given the limited size of the development this would be afforded moderate weight in the overall planning balance.

In addition NPPF Paragraph 129, stating 'planning decisions should support development that makes efficient use of land, taking into account a) the identified need for different types of housing and other forms of development ... e) the importance of securing well-designed, attractive and healthy places'. In assessing the proposals against paragraph 129, it is clear that they comply with points a) and e) and thus are supported and attract weight from this paragraph.

As noted previously within the report, Paragraph 139 of the NPPF provides significant weight to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. As has been determined, the proposals are considered to fulfil the aspirations of local and national design guidance, and would contribute positively to a sense of place and therefore attract significant weight.

In considering the additional weight now provided through the delivery of well-designed, higher-value homes in a desirable area, which would sit comfortably and contribute positively to their setting and make efficient use of an under-utilised, vacant site, taken cumulatively, the proposals are able to clearly and convincingly demonstrate benefits which would outweigh the less than substantial harm identified to the character of the Moorgate Avenue Conservation Area to such an extent that the proposals no longer comprise enabling development, and a S106 legal agreement to secure the future of the Red House is no longer required in accordance with Historic Environment Good Practice Advice in Planning Note 4 '*Enabling Development and Heritage Assets*', and the phasing of the development can be secured via condition.

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

- 1 This permission relates to the following plans:-
 - The Red House North, South Elevations drawing no. 2012.003 | 001
 - The Red House East, West Elevations and Roof Plan drawing no. 2012.003 | 002
 - The Red House Ground and First Floor Plan drawing no. 2012.003 | 003
 - The Red House Outbuildings Location and Elevations drawing no. 2012.003 | 004 rev. A
 - **Plans as Proposed Material Amendments SK02 – Drawing No 25 Date June 2023, Revision A – received by the Council 05/03/2025**

- Proposed Garage Plan drawing no. 2012.002 | 008
 - Design and Access Statement & Heritage Statement by Assent Planning Consultancy Ltd. dated June 2014
 - RICS HomeBuyer Report dated 18th January 2013
 - Arboricultural Report by MMA Tree Consultancy UK
 - Conservation Deficit met by Enabling Development - Erection of One Dwelling
 - Conservation Deficit met by Enabling Development - Erection of Two Dwellings
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- TJ Booth Associates ref. rep-tjba-doheny-13 broadhalgh ave-phs 1&2-080219.docx rev. 0 dated March 2019 received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Finished Floor and Site Levels - 18.1919.10 received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Access route detail (plan refs. 18.1919.10 and 18.1919.20B) received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Drainage proposals, as set out on plan ref. 18.1919.20B – received by the Council 30/09/2019 (Under REF: 19/00541/DOC)
 - Arboricultural Tree Survey (MMA Tree Consultancy) received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Arboricultural Method Statement (MMA Tree Consultancy) received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Arboricultural Method Statement Plan (including CEZ, Cellular Confinement System and Temporary Ground Protection detail) received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Cellweb TRP Installation Guide received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - BS 5837:2012 Protective Barrier Specification received by the Council 15/05/2019 (Under REF: 19/00541/DOC)
 - Landscaping Proposal—Land at rear of The Red House—13 Broadhalgh Ave, Rochdale, OL11 5LW received by the Council 15/05/2019 (Under REF: 19/00541/DOC)

and 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 Unitary Development Plan and the National Planning Policy Framework.

- 2 No development, including any works of demolition or site preparation, shall take place until such time as a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The development/works shall thereafter be undertaken in accordance with the duly approved phasing plan thereafter.

For the avoidance of doubt, any submission shall include an updated schedule of works required to restore the Red House.

Reason: In the interests of ensuring the co-ordinated and comprehensive redevelopment of the site to protect the significance of the heritage assets in accordance with Policies P2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any works on site to ensure comprehensive phasing.

- 3 Notwithstanding any description of materials in the application no above ground construction works on the approved dwellings shall take place until samples and / or full specifications of materials to be used externally on the dwellings hereby approved 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2 P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework

- 4 The development hereby approved shall be carried out in accordance with the recommendations of the Phase I & II Environmental Audit by TJ Booth Associates ref. rep-tjba-doheny-13 broadhalgh ave-phs 1&2-080219.docx rev. 0 dated March 2019. If unexpected contamination is identified or materials are imported onto site, the LPA should be notified in accordance with the recommendations of the report.

The development shall not be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy, Policy JP-S1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. The development hereby approved shall not be occupied until such time as the access route has been constructed in accordance with the details shown on the plans ref. 18.1919.10 and 18.1919.20B. The route shall be retained thereafter.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall not be occupied until such time as the foul and surface water drainage scheme has been installed in accordance with the details set out within the plan ref. 18.1919.20B The drainage features shall be retained thereafter.

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

7. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Tree Protection Plan ref. *Arboricultural Tree Survey (MMA Tree Consultancy)* and *BS 5837:2012 Protective Barrier Specification*

The necessary protection measures shall be retained and the Arboricultural Method Statement ref. *'Arboricultural Method Statement (MMA Tree Consultancy), and Arboricultural Method Statement Plan (including CEZ, Cellular Confinement System and Temporary Ground Protection detail) and Cellweb TRP Installation Guide'* shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond 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 P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JPP1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

- 8 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9. Prior to the occupation of the dwellings, a scheme including details of the siting, design and construction materials of refuse recycling/bin store(s) for each dwelling shall be submitted to the Local Planning Authority for approval in writing. Each dwelling shall not be occupied until the relevant facilities to that dwelling, in accordance with the approved scheme, have been provided and made available for use. The facilities shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

10. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or

retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework. .

11. The landscaping proposals shall be carried out in accordance with the approved scheme detailed on "Landscaping Proposal—Land at rear of The Red House—13 Broadhalgh Ave, Rochdale, OL11 5LW" within the first planting season following final occupation of the development hereby permitted.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

12. No above ground works shall commence on the approved dwellings until details of all new external window and door joinery to be used on the new dwellings have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:10. The works shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework. .

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwellings hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes A, B, C, D, E and F of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework. .

14. Notwithstanding any description of materials in the application or schedule of works, no works on the Red House and associated outbuildings shall take place until samples and / or full specifications of materials to be used externally on the buildings 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. The restoration works shall be carried out in accordance with the approved details.

Reason: In order to ensure the satisfactory restoration of the Red House in the interests of visual amenity in accordance with Policies P2 and P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework

15. No works to repoint the brickwork of the Red House and associated outbuildings shall be undertaken until:

(a) Details of the specification of repointing have been submitted to and approved in writing by the Local Planning Authority;

(b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

Reason: In order to ensure the satisfactory restoration of the Red House in the interests of visual amenity in accordance with Policies P2 and P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework

16. No refurbishment and replacement works to the windows and doors on the Red House shall commence until details of all new external window and door joinery to be used, including a specification for the proposed secondary glazing, and a detailed scheme for refurbishment have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, cills and lintels, elevations at a scale of not less than 1:20. The works shall be carried out in accordance with the approved details.

Reason: In order to ensure the satisfactory restoration of the Red House in the interests of visual amenity in accordance with Policies P2 and P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

17. No works to replace rainwater goods on the Red House and associated outbuildings shall take place until details of all new or replacement rainwater goods and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to ensure the satisfactory restoration of the Red House in the interests of visual amenity in accordance with Policies P2 and P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 and JP-P2 of the

adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework

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.

Report Author Rosalind Gralton