



Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 23/00177/ANM

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle ROCHDALE OL12 9SS United Kingdom	Ms Stephanie Moss

Part I - Particulars of Application

Date of Application: 17 February 2023

Application No: 23/00177/ANM

Proposal:	Application for non-material amendment to planning permission 22/00350/HOUS reduction in proposed garage length, including change from flat to pitched garage roof
Location:	10 Green Mount Drive, Heywood, Rochdale, OL10 2LZ

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 the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered material to the development as approved under the existing planning permission to therefore require the submission of a new planning application.

The Council hereby REFUSES the amendments proposed to be made to the original planning permission 22/00350/HOUS as stated on the application form and shown on the submitted plans.

Reason for Refusal:

1. In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised proposal cannot be considered as a non-material amendment to the existing planning permission. The proposed alteration in roof form would represent a material change to the appearance of the extension and the character of the dwelling. The proposal will therefore require an application for planning permission.

Date Decision Issued 9 March 2023

Daniela Ripa
Interim Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THE EFFECT OF THIS DECISION NOTICE IS THAT THE SUBMITTED DETAILS CANNOT BE ACCEPTED AS A MINOR AMENDMENT TO THE EXISTING PLANNING PERMISSION AND REQUIRE THE SUBMISSION OF A FRESH PLANNING APPLICATION. THIS DECISION IS WITHOUT PREJUDICE TO ANY DECISION THE LOCAL PLANNING AUTHORITY MAY SUBSEQUENTLY MAKE ON ANY PLANNING APPLICATION SUBMITTED FOR THESE PROPOSALS

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes for Applicant:

For the avoidance of doubt, this decision notice relates to the following submitted plans:

- Proposed Site and Location Plans. Drg no. GMD-SVA-ZZ-ZZ-DR-A-2001 Rev C
- Proposed Floor Plans. Drg no. GMD-SVA-ZZ-ZZ-DR-A-2010 Rev D
- Proposed Elevations. Drg no. GMD-SVA-ZZ-ZZ-DR-A-2020 Rev A