

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00854/HOUS

Name and address for correspondence:	Applicant name:
Stephen Spencer-Jones 23 Newhouse Road Heywood OL10 2NU	Mr Steve Lavelle S. J. Joinery

Part I - Particulars of Application

Date of Application: 17 September 2024

Proposal:	Front dormer extension, alterations to existing roof and pitched roof over existing front dormer -(Re-submission of 23/00848/HOUS - part-retrospective)
Location:	52 Newhouse Road, Heywood, OL10 2NU

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 proposed works hereby approved 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). The works to the left hand side of the dormer are retrospective.

- 2 The development shall be carried out in accordance with the following approved plans, unless as required by the conditions below.

- Location Plan
- Site Plan (dwg 17)
- Proposed Roof Plan (dwg 20)
- Roof Trusses / Rafters (dwg 18)
- Proposed SE Elevation (dwg 13)
- Proposed NW Elevation (dwg 9)

- Proposed First Floor Plan (dwg 8)
- Proposed Front Elevation (dwg 4)

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 Within 6 months of the date of this decision, the largest (left-hand side) dormer extension hereby approved, shall be finished in a colour to match that of the main roof, from its lowest point to underneath the window cill.

Reason: To reduce the visual impact of the development, in accordance with Policy DM1 of the Rochdale Core Strategy.

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.

Date Decision Issued 16 December 2024

Melanie Hale
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 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. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

INFORMATIVE:

Bats can be mobile and cryptic in their habits, and can turn up in unexpected places. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If bats are encountered at any time during works, work must cease and advice sought from a suitably qualified person about how best to proceed.