



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

1

Suffix

Property Name

Address Line 1

Eton Close

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 4DT

Description of site location must be completed if postcode is not known:

Easting (x)

387528

Northing (y)

412764

Description

Applicant Details

Name/Company

Title

Mr

First name

Dean

Surname

Soro

Company Name

Address

Address line 1

1 Eton Close

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL11 4DT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Two-storey rear, part two storey part first floor side extension, front and rear dormers, single-storey front extension, pitched roof to existing single storey side extension, alterations to fenestration, application of render to front and side elevations, raised platform including glass balustrade to rear following excavation of land

Reference number

25/00348/HOUS

Date of decision (date must be pre-application submission)

25/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/08/2025

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

PROPOSED MATERIALS FOR:

Location: 1 Eton Close, Barnford, Rochdale, OL114DT.

Applicant: Mr D. Soro & Ms E. Foley.

EXTENSION TO SIDE & REAR. EXTENDED LOFT +DORMERS.

Roof Tiles

- Manufacturer: Crest
- Product: Planum Concrete Flat Interlocking Tile
- Colour: Onyx Black
- Link: Crest Planum Data Card

Render

- Manufacturer: Johnstone's Trade
- Product: Stormshield Render System
- Colour: Off White
- Link: Johnstone's Render

Bricks

- Specification: Matching original brick as per approved plans

Dormer Walls / Cladding

- Manufacturer: Cladco
- Product: Signature Woodgrain Composite Wall Cladding
- Colour: Charcoal
- Link: Cladco Woodgrain Cladding – Charcoal

Windows / Doors

- Manufacturer: REHAU
- Product: Rio Flush Fit PVCu Window & Agila Door Range
- Colour: Black
- Link: REHAU Rio Flush Fit

Window Surrounds

- Supplier: Stonecrete Direct
- Product: Stone Slip Window Sills/Heads
- Colour: Cream
- Link: Stonecrete Window Surrounds

Balcony Guarding

- To be confirmed – this element will be addressed once we have moved into the property.

Garage Door

- Supplier: Roller Door UK
- Product: 55mm Electric Insulated Roller Door (Made to Measure)
- Colour: Black
- Link: Roller Door UK

Eaves / Fascia / Soffit

- Supplier: Selco
- Product: Hollow Soffit Board
- Colour: Black
- Link: Selco Soffit Board

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Driver

Date

29/08/2025