

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: PL/2026/0059

Applicant AY Properties Ltd Castle Bungalow Swaindrod Lane Littleborough Rochdale OL15 0LE	Agent Mr Daniel Llado 538 Rochdale Road Royton Oldham OL2 6SF
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Part I - Particulars of Application

Proposal: Section 73 application to vary condition 2 (Plans) of planning permission D55193 (Erection Of Replacement Bungalow) for alterations to design of the approved dwelling

Location: CASTLE BUNGALOW, SWAINDROD LANE, LITTLEBOROUGH, OL15 0LE

Valid On: 21 January 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (10)**

- 1 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:
 - Drawing PL02 rev E – Proposed Plans
 - Drawing PL03 rev E – Proposed Elevations
 - Drawing PL05 rev B – Proposed Site Plan
 - Drawing PL06 rev B – Site Location Plan
 - Drawing PL07 – Proposed Section

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 Notwithstanding the details shown on the approved plans or the requirements of condition 2, No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first 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 development shall be carried out in accordance with the duly 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.

- 3 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 dwelling 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 and E of the above Order.

Reason: To enable the Council to exercise proper control over any future development on the site and to protect the openness of the Green Belt in accordance with Policy JP-G9 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 foul drainage arrangements shown on the plan entitled Foul Drainage Plan received 20 March 2014, including the installation of a septic tank as the means of foul water disposal, as detailed in the supporting document "Kingspan Klargester, Pollution Control Experts" and the planning statement entitled "Application for the discharge of conditions relating to planning approval no. 12/D55193 – Erection of Replacement Bungalow, Castle Bungalow, Swaindrod Lane, Littleborough, OL15 0LE", as approved under application reference 14/00051/DOC.

Reason: To 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 Rochdale Core Strategy, Policy JP-S4 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 No above ground works shall take place until such time as details of hardstanding have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of surfacing

materials and construction details including a cross section showing the sub-base makeup.

The hardstanding shall be installed prior to the first use or occupation of the approved development thereafter.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The development hereby approved shall be carried out in accordance with the finished floor levels and site levels shown on the elevation drawing entitled "Finished Floor Levels at Castle Farm Bungalow" (Drawing No. 200314) received 20 March 2014, as approved under application reference 14/00051/DOC.

Reason: to ensure the proposed dwelling has no greater impact than the former dwelling on the openness of the Green Belt in accordance with the objectives of policies P3 of the Rochdale Unitary Development Plan, Policy JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed 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.

- 8 The curtilage to serve the dwelling hereby shall not extend beyond the black perimeter line as shown on the approved site plan reference PL05 rev B.

Reason: To enable the Council to exercise proper control over any future development on the site in accordance with the objectives of policies P3 of the Rochdale Unitary Development Plan, Policy JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The Public Right of Way which runs along the eastern boundary of the site shall be kept clear of obstruction at all times.

Reason: In order to ensure that the Public Right of Way is available for use by members of the public in accordance with Policy RE/6 of the Rochdale Unitary Development Plan.

- 10 Notwithstanding the provisions of Schedule 2, Part 2, Class A 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, no development under Schedule 2, Part 2, Class A shall be carried out unless a further planning permission in respect thereof has been granted on application to the Local Planning Authority.

Reason: To enable the Council to exercise proper control over any future development on the site and to protect the openness of the Green Belt in accordance with Policy JP-G9 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 16/04/2026

Melanie Hale
Head of Planning

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.