

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

APPLICATION REFERENCE: PL/2026/0304

Applicant

Ms Sunita Rai
327 Milnrow Road
Rochdale
OL16 5BU

Part I - Particulars of Application

Proposal: Application to vary condition 2 (Plans) of planning permission 25/00891/HOUS in order to increase the scale of the approved extension.

Location: 327 Milnrow road, Rochdale, OL16 5BU

Valid On: 8 April 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (3)**

- 1 The development must be begun not later than 7 November 2028.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:

- Existing Plans Elevations and Location & Site Plan. Drg no. PP-001. Rev A
- Proposed Plans, Elevation and Site Plan. Drg no. PP-002. Rev B
- Block Site Plans Existing and Proposed. Drg no. PP-003. Rev A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy,

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

- 3 The materials used in the construction of the development hereby permitted shall be in accordance with drawing 'PP-002' unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 28/05/2026

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.