



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	13
Suffix	
Property Name	
Address Line 1	Hillcrest Road
Address Line 2	
Address Line 3	
Town/city	Rochdale
Postcode	OL11 2QE

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

Easting (x)	Northing (y)
388521	410570

Description

Self build and custom house building plot previous described on approved 23/00605/FUL as 'Land North of Hillcrest Road Rochdale OL11 2QE'

Applicant Details

Name/Company

Title

Ms

First name

Leonora

Surname

Wells

Company Name

Address

Address line 1

41 Lea Mount Drive

Address line 2

Address line 3

Town/City

Bury

County

Country

UK

Postcode

BL9 7RR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Banks ARB ACArch

Company Name

Atoll Ltd

Address

Address line 1

Atoll Ltd

Address line 2

73 Manchester Road

Address line 3

Town/City

Knutsford

County

Country

GB

Postcode

WA16 0LX

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

Erection of two storey dwelling including dormers to rear, associated parking and garden boundary treatment (resubmission of 22/01548/FUL)

Reference number

23/00605/FUL

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

14/12/2023

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

Condition number(s)

Condition 2 This permission relates to the following plans:

Location Plan

Proposed Block Plan - 499-PL07C

Proposed Floor Plans - 499-PL05E

Proposed Elevations - 499-PL06D

Has the development already started?

☒ Yes

☐ No

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

01/06/2026

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 2 approved elevation drawing PL06D only to be replaced by revised elevation drawing PL06E. Location, Block Plan and Floor Plans remain as before.

The previously approved planning drawing PL06D projected a height from top of the roof ridge to the ground floor floor level of 8,096mm on original approved drawing PL06D (i.e. resulting in a lower than average internal floor to ceiling height of just 2,340 mm and floor to floor 2,550mm). Out of necessity, mainly due to the too high constructed levels for the precast suspended ground floor already as built (part-built as part of earlier approval D49154), the ground floor construction has now been revised to a lower load bearing slab with set out heights maintained to allow level accessibility access at the rear. In addition, this proposed condition variation has lifted floor to floor heights slightly by +75mm for each floor to ground-to-first and first-to-second floors (i.e. +150mm overall) plus an increase roof pitch from 30-degrees to 40-degrees has slightly raised the second floor loft bedroom ceiling - and so the overall ridge height too.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Resubmission and replacement of originally approved Condition 2 'proposed elevations' drawing 499-PL06D with resulting minor adjustment to elevational height of the ridge in new drawing 499-PL06E. Summary of adjustments: Ridge height increased from 8,096mm as previously noted on approved elevation drawings up to 8,679mm (i.e. so increase ridge height by + 583mm) but with an effective lowering of the eaves height at the same time to front and rear to better match adjacent properties.

Cross reference the also attached current Building Regulations drawings BR313B Proposed Elevations and BR310C Section Details for detail.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Ian

Surname

Banks ARB ACArch

Declaration Date

22/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Ian Banks RIBA

Date

22/06/2026