

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Householder Planning Application**

APPLICATION REFERENCE: PL/2026/0155

Applicant Mr Avees Azam Stable Hills Chadwick Hall Road Rochdale OL11 4DJ	Agent Mr Rashid Mehmood 2A, Cook Street Bury BL9 0RP
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Part I - Particulars of Application

Proposal: Erection of detached garage/storage space to side of dwelling
Location: STABLE HILLS, CHADWICK HALL ROAD, ROCHDALE, OL11 4DJ
Valid On: 29 April 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (6)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

Planning & Heritage Statement

DWG No. IPS/R/STABLEHILL/OL114DJ Rev A Sheet 2 of 2 (Proposed Floor and Elevation Plans)

DWG No. PP-14713409v2 (Location Plan)

Arboricultural Impact Assessment (conducted by ROAVR)

and the development shall be carried out in accordance with these hereby approved.

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 Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.

- 4 The development shall be carried out in full accordance with the Arboricultural Impact Assessment and Method Statement prepared by ROAVR and dated April 2026, including all mitigation measures, unless otherwise agreed in writing by the Local Planning Authority.

All works within Root Protection Areas (RPAs) shall be undertaken under the supervision of a suitably qualified arboricultural consultant.

Following the removal of existing hardstanding and any spoil within the RPAs, a written arboricultural inspection report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of root condition, including any evidence of severance, decay or desiccation, and shall set out any additional site-specific mitigation or remedial measures required. The development shall be carried out in accordance with these approved details thereafter.

Reason – To ensure the protection and long-term retention of trees subject to Tree Preservation Order 278, in the interests of visual amenity and biodiversity, in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 If any retained tree is cut down, uprooted, destroyed, or dies (or becomes, in the opinion of the Local Planning Authority, seriously diseased or damaged) within 5 years from the date of the completion of the development, another tree of identical size and species shall be planted in the same place within the next available planting season.

Reason – To ensure the protection and long-term retention of trees subject to Tree Preservation Order 278, in the interests of visual amenity and

biodiversity, in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The building hereby approved shall be used for no purpose other than that ancillary to the enjoyment of the dwellinghouse.

Reason: To ensure that residential amenity is retained by preventing the creation of a separate planning unit and to prevent impacts arising from other uses which would not be ancillary to the use of the dwellinghouse.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 23/06/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You

are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.