



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	11
Suffix	
Property Name	
Address Line 1	Great Flatt
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL12 7AS

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

Easting (x)	Northing (y)
387966	414102

Description

Applicant Details

Name/Company

Title

Mr

First name

Asif

Surname

Rashid

Company Name

Address

Address line 1

11 Great Flatt

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

GB

Postcode

OL12 7AS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Part two storey part single storey side extension, two-storey rear extension including Juliet balconies and single-storey front extension including alterations to fenestration, following demolition of existing porch and garage- Resubmission of 21/00404/HOUS

Reference number

21/01500/HOUS

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

11/02/2022

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

Condition number(s)

Condition 3

Has the development already started?

☒ Yes

☐ No

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

04/04/2022

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The applicant wishes to vary Condition 3 (External Materials) of planning permission PP21/01500/HOUS to allow the use of render and cladding to specified parts of the approved development, namely areas of the porch and the rear wall of the extension.

The reason for the proposed variation is to achieve an acceptable and cohesive external appearance that complements the existing dwelling. Cladding is already present on parts of the existing building, and the proposed cladding would therefore reflect and complement the existing material palette of the property.

In addition, the immediately adjoining neighbouring property includes a rendered extension. The use of render to selected areas of the proposed extension would therefore be consistent with materials already present within the immediate surroundings.

The proposed changes relate solely to the external finish of the relevant parts of the development.

It is considered that the proposed render and cladding would provide an appropriate and visually acceptable finish to the development and would not result in an unacceptable impact on the character or appearance of the property or surrounding area.

This is consistent with the Council's letter, which confirms that the issue relates to Condition 3 and the external materials, and expressly suggests a Section 73 application if you wish to amend the approved material requirements.

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

Condition 3 is proposed to be varied as follows:

“Notwithstanding the requirements of Condition 3 of planning permission PP21/01500/HOUS, the external materials to the approved development shall include render and cladding to the specified areas of the porch and rear extension, as shown on the submitted drawings and/or approved material details. The remaining external materials shall be retained or finished in accordance with the approved details and the existing building, where applicable.”

The render and cladding shall be installed and retained in accordance with the approved drawings and material specifications.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENF/2025/0075

Date (must be pre-application submission)

03/07/2026

Details of the pre-application advice received

To submit a section 73 amendment

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

Asif

Surname

Rashid

Declaration Date

26/08/2026

☒ 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

Asif Rashid

Date

26/08/2026