

NOTICE OF APPROVAL OF PLANNING PERMISSION

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Correspondence Address:

Mr Stuart Broadhurst
1 Central Avenue
Greenfield
Oldham
OL3 7DH
United Kingdom

Applicant:

Mr Gary Crompton
70 Grasmere Road
Royton
Oldham
OL2 6SJ

Application Number: HOU/348250/22

Date of Application: 5th January 2022

Location: 70 Grasmere Road, Royton, Oldham, OL2 6SJ,

Proposal: Two storey side extension

Subject to the following conditions:-

- 1 The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
- 2 The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those used in the existing building. REASON - To ensure that the appearance of the existing building is acceptable having regard to Policy 20 of the Oldham Local Plan.

APPROVED DETAILS SCHEDULE:

Reference:	Version:	Description:
853-21-04 Revision A		Plans - Proposed

Statement and Informative Notes:

- 1 Statement in accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

The proposed development complies with the Local Development Framework which would improve and maintain the economic, social and environmental conditions of the area. It

therefore comprises sustainable development which is conditioned accordingly to enhance the quality of development and where necessary the Local Planning Authority offered proactive and positive solutions during the decision making process. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

2 Please note that this decision does not imply or remove any requirement for approval under any separate legislation, nor does it override any covenants or private agreements, nor permit development on or access to land outside the developer's control, unless the consent of the relevant landowner has been obtained.

3 HOW TO APPEAL AGAINST A DECISION OF THE LOCAL PLANNING AUTHORITY

If an applicant is aggrieved by the decision of the Council as Local Planning Authority to refuse planning permission, or to impose conditions on the grant of planning permission, they may appeal to the Secretary of State within such time after the Council's decision as is set out below under the following statutory provisions:

Householder planning applications - Section 78 of the Town and Country Planning Act 1990. Within 12 weeks from the date of the decision.

In all cases, the right of appeal is limited to the applicant only; and does not extend to any other party with an interest in the land, nor any other third party. Appeals must be made on a form obtainable from the address below: The Planning Inspectorate

Temple Quay House

2 The Square

Temple Quay

Bristol

BS1 6PN

Tel: 0303 444 5000

Further Information of the appeal process can be found on the following website:

www.planning-inspectorate.gov.uk

4 IMPORTANT INFORMATION

The attached notice refers to an Approval under the Town and Country Planning Acts only.

The proposed works may also require BUILDING REGULATIONS APPROVAL by law.

The Building Regulations ensure that your proposals satisfy minimum standards, for your safety and welfare.

You are therefore advised to contact the Council's Building Control service, to discuss your proposals, before you commence work.

Building Control can be contacted either by post at:

Building Control Services

Chadderton Town Hall

Middleton Road

Chadderton

OLDHAM

OL9 6PP

or by telephone or email:

Tel: 0161 770 4122

Email: building.control@oldham.gov.uk

Signed on behalf of the Council

Dated: 11th March 2022

Emma Barton