

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Prior Approval Part 1 Class A.1(ea): Larger Home Extension**

APPLICATION REFERENCE: NOT/2025/1193

Applicant Mrs Muriam Zubair 41 Hazelhurst Drive, Middleton, Rochdale, United Kingdom, M24 6TL	Agent Mr Belal Rashid 11 Queen Street, Oldham, United Kingdom, OL1 1RD
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Part I - Particulars of Application

Proposal: Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.37m and height to eaves to 2.55m)

Location: 41 HAZELHURST DRIVE, MIDDLETON, MANCHESTER, M24 6TL

Valid On: 2 December 2025

DECISION: PRIOR APPROVAL IS NOT REQUIRED

Date of Decision: 23/01/2026

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.

Your attention is drawn to the following (1)	
1	This Decision Notice relates to the following drawings and documents: • Location Plan • Proposed Elevations and Plans A102

Limitations and Requirements of Class A (Condition A.4) 1. This notice indicates that the proposed development would comply with Schedule 2 Part 1 Class A (condition A.4) of the Town and Country Planning (General Permitted Development) (England) Order 2015. 2. You must ensure that the proposed development complies with the other limitations and conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. In particular it is important to note that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. 3. It is a requirement of this notice that the development shall be carried out in accordance with the details approved by the local planning authority, unless agreed otherwise in writing.