



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	24
Suffix	
Property Name	
Address Line 1	Augusta Close
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL12 6HT

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

Easting (x)	Northing (y)
389456	414527

Description

Applicant Details

Name/Company

Title

Mr

First name

Aasad

Surname

Ali

Company Name

Jack Wood

Address

Address line 1

24 Augusta Close

Address line 2

Thrope Clough

Address line 3

Town/City

Rochdale

County

Lancashire

Country

United Kingdom

Postcode

OL12 6HT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Nigel

Surname

Longshaw

Company Name

A.J.COCKER ASSOCIATES

Address

Address line 1

New Century House

Address line 2

176 Drake Street

Address line 3

Town/City

Rochdale

County

Country

Postcode

OL16 1UP

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

Two storey side and rear extension with rear balcony.

Reference number

25/00790/HOUS

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

23/09/2025

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

Condition number(s)

Condition number 2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The request is to change condition 2 which lists the approved plans and substitute the previously approved proposals Dwg no. A336-02/C, with the submitted plan A336-02/D. After further site investigation work there is an existing drain which serves adjoining properties as well as the subject property which lies along the line of the previously approved extended rear wall. The revised plan seeks to obtain consent to relocate the ground floor external rear wall only to accommodate the location of the existing drain, the first floor rear wall will remain as approved. The alteration is minor, resulting in a rear ground floor extension which projects from the existing rear wall of the property just under 3m. The previously approved balcony is also to be removed from the revised proposal creating less of an impact on neighbouring properties.

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

Existing condition:-

Condition 2

The permission relates to the following plans:

Existing. Dwg no. A336-01

Proposed. Dwg no. A336-02/C

Proposed condition:-

The permission relates to the following plans:

Existing. Dwg no. A336-01

Proposed. Dwg no. A336-02/D

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?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership Certificate B

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Clungunford House

Number:

Suffix:

Address line 1:

Clungunford

Address Line 2:

Craven Arms

Town/City:

Shropshire

Postcode:

SY7 0QL

Date notice served (DD/MM/YYYY):

20/01/2026

Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Declaration Date

☒ 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

Nigel Longshaw

Date

20/01/2026