

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2025/1309

Applicant SOPHIE DREDGE 12 Neilson Close Middleton Rochdale M24 2BQ	Agent Martin Ashwoth Campbell House 173 Rochdale Road Firgrove, Milnrow, Rochdale, United Kingdom, OL16 3BN
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a loft conversion and rear dormer extension
Location: 12 NEILSON CLOSE, MIDDLETON, MANCHESTER, M24 2BQ
Valid On: 15 December 2025

DECISION: GRANT PERMISSION

Approval Reason(s) (1)

- 1 The application comprises permitted development by virtue of compliance with the criteria set out within Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 05/02/2026

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	For the avoidance of doubt, this decision relates to the following list of plans: • Location Plan – received 15/12/2025 • Existing and Proposed Site Plan – drawing no. 25.3708.2 received 15/12/2025 • Existing Floor Plans and Elevations – drawing no. 25.3708.1 received 15/12/2025 • Proposed Floor Plans – drawing no. 25.3708.SC1.1 received 15/12/2025 • Proposed Elevations – drawing no. 25.3708.SC1.2 received 15/12/2025