

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

APPLICATION REFERENCE: PL/2025/1325

Applicant Chris Darlington Bent House Halifax Road Littleborough Rochdale OL15 0JB	Agent Aiden Phillips-Whalley Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a proposed detached outbuilding
Location: BENT HOUSE, HALIFAX ROAD, LITTLEBOROUGH, OL15 0JB
Valid On: 18 December 2025

DECISION: GRANT PERMISSION**Approval Reason(s) (1)**

- 1 The development comprises permitted development by virtue of compliance with the requirements of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would therefore not require Planning Permission.

Date of Decision: 11/02/2026

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, the decision relates to the following drawings: - Site Location Plan Existing Details. Dwg no. 24.3301.100 Existing Elevations. Dwg no. 24.3301.101 Proposed Details. Dwg no. 24.3301.102 Existing Elevations. Dwg no. 24.3301.103 Existing & Proposed Block Plans. Dwg no. 24.3301.104