

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

APPLICATION REFERENCE: PL/2025/1337

Applicant CRIS DAVIES 66 WAR OFFICE RD, ROCHDALE, OL11 5HS	Agent MARTIN ASHWORTH CAMPBELL HOUSE, 173 ROCHDALE RD, 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 proposed rear extension

Location: 25 HILLSTONE AVENUE, ROCHDALE, OL12 6DX

Valid On: 19 December 2025

DECISION: GRANT PERMISSION

Approval Reason(s) (1)

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 17/02/2026

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)

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For the avoidance of doubt, the decision relates to the following drawings:-

- Site Location Plan
- Existing Details. Dwg no. 25.3709.1
- Proposed Details. Dwg no. 25.3709.2
- Existing & Proposed Block Plans. Dwg no. 25.3709.3