

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

APPLICATION REFERENCE: PL/2026/0030

|                                                                                              |                                                                                             |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Applicant</b><br>Mr Charlie Perry<br>62 Compton Way<br>Middleton<br>Manchester<br>M24 2BY | <b>Agent</b><br>Mr Joe Jennings<br>3 Cribden Street<br>Rawtenstall<br>Rossendale<br>BB4 8HZ |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

**Part I - Particulars of Application**

**Proposal:** The single storey extension is within permitted development rights  
**Location:** 62 COMPTON WAY, MIDDLETON, MANCHESTER, M24 2BY  
**Valid On:** 12 January 2026

**DECISION: REFUSE PERMISSION****Refusal(s) (1)**

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (i) of Class A and Criterion (h) of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. The proposal would also comprise the construction of a raised platform exceeding 0.3m.

**Date of Decision:** 09/03/2026

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                                            | <p>For the avoidance of doubt, the decision relates to the following drawings:-</p> <ul style="list-style-type: none"><li>- Location Plan – received 12/02/2026</li><li>- Existing Site Plan – received 12/01/2026</li><li>- Proposed Site Plan – received 12/01/2026</li><li>- Existing and Proposed Floor Plans and Elevations – drawing no. 3651-01 received 12/01/2026</li></ul> |

**INFORMATIVE:**

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

**INFORMATIVE:**

If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.