



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Householder Planning Application**

APPLICATION REFERENCE: PL/2026/0063

Applicant  
Dean & Emily Kirkpartick  
24 LINCOLN DRIVE  
LITTLEBOROUGH  
OL15 0NE

Part I - Particulars of Application

**Proposal:** Single-storey rear extension and insertion of window to ground floor side elevation  
**Location:** 24 LINCOLN DRIVE, LITTLEBOROUGH, OL15 0NE  
**Valid On:** 10 February 2026

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**

**Condition(s) (3)**

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The permission relates to the following plans:

- Location Plan. Drg no. LD-01
- Existing Site Plan. Drg no. LD-02
- Existing Plans. Drg no. LD-03
- Proposed Site Plan. Drg no. LD-04
- Proposed Plans. Drg no. LD-05. Revision A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted

Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with drawing number LD-05A unless otherwise approved in writing by the Local Planning Authority. This includes a requirement for the extension to be constructed in brickwork to match the existing brickwork.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

### **Approval Reason(s) (1)**

- 4 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 30/03/2026

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.

### **Notes**

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.

- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions 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>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.