

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful development (Existing Use)**

APPLICATION REFERENCE: PL/2026/0113

Applicant Mr Adil Iqbal 8 Canterbury Close Rochdale OL11 5LZ	Agent Mr Lapas Chowdhury 159 Great Norbury Street Cheshire SK14 1HU
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness (Existing) relating to the lawful commencement of development under planning permission 19/01371/FUL

Location: 8 CANTERBURY CLOSE, ROCHDALE, OL11 5LZ

Valid On: 5 February 2026

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

- 1 The planning permission granted under 19/01371/FUL for the demolition of the existing dwelling and construction of 1No. detached dwelling and 1No. detached garage has been lawfully implemented by virtue of the provisions of Section 56 of the Town and Country Planning Act 1990 (as amended), whereby the works carried out were lawfully undertaken within the relevant timescale and constituted a material operation.

Date of Decision: 27/03/2026

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.