



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

**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0140

Applicant Faizan e Jamal e Mustafa Milkstone Road, Rochdale, OL11 1NX	Agent Mr Saghir Hussain 3 Stevenson Square, Manchester, M1 1DN
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Part I - Particulars of Application

**Proposal:** Single storey side extension.  
**Location:** Faizan e Jamal e Mustafa, Milkstone Road, Rochdale, OL11 1NX  
**Valid On:** 11 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

**Condition(s) (4)**

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 This permission relates to the following plans:-

- Existing Site and Location Plan - A1346(01)001
- Existing South and West Elevations - A1346(02)005
- Existing North and East Elevations - A1346(02)004
- Existing Basement Plan – A1346(02)003
- Existing Ground & First Floor Plans - A1346(01)002
- Proposed Basement Plan – A1346(02)003 Rev A
- Proposed Site Plan and 3D View – A1346(02)001 Rev C
- Proposed Ground and First Floor Plans - A1346(02)002 Rev C
- Proposed North and East Elevations - A1346(02)004 Rev B
- Proposed South and West Elevations - A1346(02)005 Rev B

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 Unitary Development Plan, 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 match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: To protect the architectural and historic interest of the building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 No above ground works shall take place until full product specifications for the windows including large scale elevations and sections of reveals at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the architectural and historic interest of the building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 08/04/2026

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>.