ROCHDALE BOROUGH COUNCIL

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

# Householder Planning Application

APPLICATION REFERENCE: PL/2026/0095

| **Applicant** | **Agent** |
|---|---|
| Mr Lee Done<br>4 Ivy Drive<br>Middleton<br>Manchester<br>M24 1WA | Mr Tom Boden<br>1 Kenneth Cross Way<br>Sealand<br>Deeside<br>Flintshire<br>CH5 2FJ |

Part I - Particulars of Application

**Proposal:** Single storey side and rear extension
**Location:** 4 Ivy Drive, Middleton, Manchester, M24 1WA
**Valid On:** 2 February 2026

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

**Condition(s)** (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 This permission relates to the following plans and documents: -

- DWG No. 4ID/PL/01 (Proposed Floor Plans and Elevations)
- DWG No. 4ID/LP/01 (Location Plan)
- DWG No. 4ID/SL/01 (Site Plan)

and the development shall be carried out in accordance with these hereby approved.

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 saved Unitary 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 or be those specified on the application form or approved plans.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4 The flat roof of the development hereby approved shall not be used as a balcony, terrace, or other amenity area without prior written consent of the Local Planning Authority.

Reason: In the interest of protecting the amenity of neighbouring dwellings, in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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

1 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: 09/04/2026

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.