

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order
2015

PRIOR APPROVAL NOT REQUIRED FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 25/00004/HH42

Name and address for correspondence:	Applicant name:
Mr Stewart Rothwell 564 Bolton Road Bury BL8 2DU	

Particulars of details submitted for approval

Date of Application: 14 January 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.4m and height to eaves to 2.8m),
Location:	46 Ashbrook Hey Lane, Rochdale, OL12 9AQ,

The Rochdale Borough Council hereby gives notice that their **prior approval is not required** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Limitations and Requirements of Class A (Condition A.4)

1. This notice indicates that the proposed development would comply with Schedule 2 Part 1 Class A (condition A.4) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. You must ensure that the proposed development complies with the other limitations and conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. In particular it is important to note that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
3. It is a requirement of this notice that the development shall be carried out in accordance with the details approved by the local planning authority, unless agreed otherwise in writing.

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan - received 02/01/2025
- Existing Site Plan - received 02/01/2025
- Proposed Site Plan - received 02/01/2025
- Existing Floor Plans and Elevations - Drawing no. 1 received 02/01/2025
- Proposed Floor Plans and Elevations - Drawing no. 2 received 02/01/2025

Date Decision Issued 11 February 2025

Melanie Hale
Head of Planning Services

INFORMATIVE:

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

INFORMATIVE:

This decision does not imply consent to carry out any work which may encroach over a common boundary. Such work may include excavation, positioning of walls, fences or other construction such as roofs or gutters which overhang the boundary line. The applicant is therefore advised to obtain the consent of any landowner prior to the commencement of such work. The applicant's attention is also drawn to the provisions of the Party Wall Act 1996, which sets out the rights and responsibilities of adjoining landowners in respect of the construction or alterations of any party walls, excavations and other construction works adjacent to the boundary line. Before proceeding with the development professional advice on the provision of the Act should be sought. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

NOTE: THIS PERMISSION DOES NOT GIVE ANY APPROVAL UNDER THE BUILDING REGULATIONS