

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: 23/00689/HH42

|                                                                                   |                  |
|-----------------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                              | Applicant name:  |
| Mr Curtis Wright<br>36 Borrowdale Drive<br>Rochdale<br>OL11 3JZ<br>United Kingdom | Mr Curtis Wright |

Particulars of details submitted for approval

Date of Application: 20 July 2023

|                  |                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 3m and height to eaves to 2.7m)</b> |
| <b>Location:</b> | <b>36 Borrowdale Drive, Rochdale, Rochdale, OL11 3JZ</b>                                                                                                            |

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
- Existing Block Plan
- Proposed Block Plan
- Sketch of proposed extension

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

- work on an existing wall shared with another property;
- building on the boundary with a neighbouring property;
- excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "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>.

Date Decision Issued            31 August 2023

Daniela Ripa  
Interim Head of Planning Services

**INFORMATIVE:**

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

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