



Town and Country Planning Act 1990 (as amended)

## **NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION**

APPLICATION REFERENCE: 25/00435/ANM

|                                                                                                                     |                 |
|---------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                | Applicant name: |
| JHA Pulmann Architects<br>Pulmann Associates<br>JHA Pulmann<br>18A Bridge Street<br>Milnrow<br>Rochdale<br>OL16 3ND | Mr Simon Walton |

### Part I - Particulars of Application

Date of Application: 8 May 2025

Application No: 25/00435/ANM

|                  |                                                                                                                                                                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Non material amendment to application 24/00171/FUL to allow the installation of an additional window at first floor, window frames to brown upvc, alterations to entrance door from double door to single door, the removal of the chimney stack and changes to internal layout.</b> |
| <b>Location:</b> | <b>32 Rochdale Road, Milnrow, Rochdale, OL16 3LN</b>                                                                                                                                                                                                                                    |

### Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered material to the development as approved under the existing planning permission to therefore require the submission of a new planning application.

The Council hereby REFUSES the amendments proposed to be made to the original planning permission 24/00171/FUL as stated on the application form and shown on the submitted plans.

Date Decision Issued 14 August 2025

Melanie Hale  
Head of Planning Services

### **IMPORTANT**

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

**THE EFFECT OF THIS DECISION NOTICE IS THAT THE SUBMITTED DETAILS CANNOT BE ACCEPTED AS A MINOR AMENDMENT TO THE EXISTING PLANNING PERMISSION AND REQUIRE THE SUBMISSION OF A FRESH PLANNING APPLICATION. THIS DECISION IS WITHOUT PREJUDICE TO ANY DECISION THE LOCAL PLANNING AUTHORITY MAY SUBSEQUENTLY MAKE ON ANY PLANNING APPLICATION SUBMITTED FOR THESE PROPOSALS**

**INFORMATIVE:**

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

For the avoidance of doubt, this decision notice relates to the following submitted plans:

- Proposed Floor Plans - drawing no. M24/007/105 received 28/04/2025
- Proposed Elevations - drawing no. M24/007/106 received 28/04/2025