

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0135

Applicant ETHAN BRIERLEY 538 Edenfield Road Rochdale OL12 7QJ	Agent MARTIN ASHWORTH CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE MILNROW Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a proposed rear dormer**Location:** 538 EDENFIELD ROAD, ROCHDALE, OL12 7QJ**Valid On:** 10 February 2026DECISION: **GRANT PERMISSION****Approval Reason(s) (1)**

- 1 The proposal constitutes permitted development by virtue of compliance with the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 15/04/2026Melanie 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.

Your attention is drawn to the following (1)	
2	For the avoidance of doubt, this decision relates to the following drawings/plans: • DWG No. 26.3727.4 (Proposed Elevations and Sections) • DWG No. 26.3727.3A (Proposed Floor Plans) • Location Plan