

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

APPLICATION REFERENCE: PL/2026/0171

Applicant Flanagan 12 Lymington Close Middleton Rochdale M24 1JJ	Agent Beth Egerton 6 Bank Top View Kearsley BL4 8DT
--	--

Part I - Particulars of Application

Proposal: Certificate of lawfulness for proposed single storey rear extension and conversion of garage to habitable accommodation including replacement of garage door with window

Location: 12 LYMINGTON CLOSE, MIDDLETON, MANCHESTER, M24 1JJ

Valid On: 5 March 2026

DECISION: 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 A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 23/04/2026

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.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt, this decision relates to the following plans:- • 79M24-EGE-XX-DR-A-2110 (Site Location Plans) • 79M24-EGE-XX-DR-A-2101 Revision P2 (Proposed Floor and Elevation Plans)