

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

APPLICATION REFERENCE: PL/2026/0342

Applicant WAYNE EXLEY 22 Birchfield Drive Rochdale OL11 4NY	Agent AIDEN PHILLIPS-WHALLEY CAMPBELL HOUSE 173 ROCHDALE RD, FIRGROVE, MILNROW Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Lawful development certificate for a proposed single storey rear extension and detached outbuilding to be used as a games room
Location: 22 BIRCHFIELD DRIVE, ROCHDALE, OL11 4NY
Valid On: 14 April 2026

DECISION: GRANT PERMISSION

Approval Reason(s) (1)

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

Date of Decision: 01/05/2026

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/documents: • DWG No. 26.3733.4A (Proposed Outbuilding Floor Plans and Elevations) • DWG No. 26.3733.SC1.1B (Proposed Extension Floor Plans and Elevations) • DWG No. 26.3733.3 (Existing and Proposed Site Plan) • Site Location Plan