ROCHDALE
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Prior Approval Part 1 Class A.1(ea): Larger Home Extension

APPLICATION REFERENCE: NOT/2026/0289

Applicant	**Agent**
Mr Stephen Collins 38 Birchwood Road, Middleton, M24 2FX	Mr Joe Jennings 3, Cribden Street, Rawtenstall, Rossendale, BB4 8HZ

Part I - Particulars of Application

Proposal: Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3m)
Location: 38 BIRCHWOOD ROAD, MIDDLETON, MANCHESTER, M24 2FX
Valid On: 27 March 2026

DECISION: PRIOR APPROVAL IS NOT REQUIRED

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.

Date of Decision: 30/04/2026

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, the decision relates to the following drawings:- • Location Plan – received 27/03/2026 • Existing Site Plan – received 27/03/2026 • Proposed Site Plan – received 27/03/2026 • Existing and Proposed Floor Plans and Elevations – drawing no. 3703-01 received 27/03/2026