

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

APPLICATION REFERENCE: PL/2026/0238

|                                                                             |                                                                      |
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| Applicant<br>Mr Pearce Smith<br>135 York Road West,<br>Middleton<br>M24 1RE | Agent<br>Mr Dave Trudgeon<br>6 Conway Close,<br>Middleton<br>M24 1EW |
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**Part I - Particulars of Application**

**Proposal:** Certificate of lawfulness for a proposed rear dormer loft conversion and installation of rooflight on front elevation  
**Location:** 135 YORK ROAD WEST, MIDDLETON, MANCHESTER, M24 1RE  
**Valid On:** 12 March 2026

**DECISION: GRANT PERMISSION****Approval Reason(s) (1)**

- 1 The development comprises permitted development by virtue of compliance with the criteria set out in Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would therefore not require Planning Permission.

Date of Decision: 15/05/2026

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, the decision relates to the following plans:

- Site, Block and Location Plan 1076-01
- Cross Sections 1076-12
- Proposed Elevations 1076-11A
- Proposed Roof Plan 1076-10
- Proposed First Floor Plan 1076-08
- Proposed Loft Floor Plan 1076-09