

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

APPLICATION REFERENCE: PL/2026/0331

Applicant Anthony O'Brien 82 Knight Crescent Middleton Rochdale M24 5JX	Agent Mark Herring 50 Rectory Street Middleton Manchester M24 5TY
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a proposed single storey rear extension
Location: 82 KNIGHT CRESCENT, MIDDLETON, MANCHESTER, M24 5JX
Valid On: 9 April 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 The proposed development fails to comply with the requirements of Class A to Schedule 2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and is therefore not lawful. Specifically, the proposed development would extend beyond a side elevation of the original dwellinghouse and would have a width in excess of half the width of the original dwellinghouse, thereby failing A.1(j)(iii) and exceeds the limits set out in A.1(ja) when taken together with any prior enlargement to which it is adjoining.

Date of Decision: 28/05/2026Melanie 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)	
1	For the avoidance of doubt this decision relates to the following plans: • DWG No. CM380 PL 03 (Site Location Plan) • DWG No. CM380 PL 01a (Proposed Floor Plans) • DWG No. CM380 PL 02a (Proposed Elevations)

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.