

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

APPLICATION REFERENCE: PL/2026/0325

Applicant Mr & Mrs Bedows 75 Andover Avenue Middleton Rochdale M24 1JG	Agent Mr Joe Jennings 3 Cribden Street Rawtenstall Rossendale BB4 8HZ
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a proposed single storey rear extension
Location: 75 ANDOVER AVENUE, MIDDLETON, MANCHESTER, M24 1JG
Valid On: 9 April 2026

DECISION: PERMITTED DEVELOPMENT**Approval Reason(s) (1)**

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

Date of Decision: 28/05/2026

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. 3692-01 (Proposed Floor and Elevation Plans) • Location Plan • Proposed Site Plan