



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

WEB : www.rochdale.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

9

Suffix

Property Name

Address Line 1

York Avenue

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 5HL

Description of site location must be completed if postcode is not known:

Easting (x)

387294

Northing (y)

412903

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Colley

Company Name

Address

Address line 1

9 York Ave

Address line 2

Bamford

Address line 3

Town/City

Rochdale

County

Country

GB

Postcode

OL11 5HL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please state why you wish to make this amendment

I have planning approval for renovations to 9 York Ave ref 25/00126/HOUS.

Within the process I am renovating and upgrading the house to be as eco efficient as possible. Through this process I wish to maximise the amount of solar panels on my south facing roof.

To do this I wish to remove the existing velux window on the south aspect and install a smaler one but on the north facing aspect.

I have consulted with neighbours at numbers 9a, 10, 11 and 12 to make them aware of this change and recieved verbal consent that they were happy with it. This Velux will not overlook their properties.

I had asked my architect to enquire about this change and she contacted Mr Islam via email on 30th March 2026 but did not recieve a response.

After chasing on 2nd June 2026 I finally recieved the advice to submit this ammendment request. I understand that this could take up to 28 days for approval but as I have already been waiting 2 months I would hope you are able to expediate this process? This is due to the fact I now have contractors on site and a delay could add unforeseen costs to me. I would have hoped to have done all of this well before now but I leave it in your hands and hope you can help.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25/00126/HOUS

Date (must be pre-application submission)

02/06/2026

Details of the pre-application advice received

Please see below from my planning case officer:

Unfortunately you can't change the previous application ref; 25/00126/HOUS, the decision has been issued for this application.

It appears you may need to apply for a Non-material amendment following the grant of the application, please click link below for further information

Non-material amendment of an existing planning permission - Consent types - Planning Portal

If you are seeking clarification as to whether planning permission is required for a proposed use or development, please read the information below for guidance on your next steps:-

Works which do not require planning permission are referred to as 'Permitted Development'. The Council does not provide informal written advice regarding the need for planning permission.

In the case of householder development (extensions and other alterations to dwellinghouses etc.), advice concerning Permitted Development rights can be found by using the 'interactive house' tool on the planning portal (link below).

<http://www.planningportal.gov.uk/permission/>

If, after using the interactive house tool you consider the proposed works are Permitted Development, you are advised to make an application to the Council for a Lawful Development Certificate. Such confirmation is typically required from purchaser's solicitors and can prevent future queries or delays arising at the time of sale as to the legality of work previously carried out to a property.

Application forms and further guidance regarding the submission of a Lawful Development Certificate can be found via the following link:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/9

Regards

Bodrul Islam

Support Officer

Economy

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Martin Colley

Date

03/06/2026