

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)****Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0257

|                                                                                                |                                                                                                |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Applicant</b><br>Mr Tim Knight<br>Calf Hey Cottage<br>Calf Hey<br>Littleborough<br>OL15 8HB | <b>Agent</b><br>Miss Andrea Smiljanic<br>Unit 2A, Post Office Street<br>Altrincham<br>WA14 1QA |
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**Part I - Particulars of Application**

**Proposal:** Application for non-material amendment to planning permission 23/01268/HOUS comprising of 3 new windows to basement, removal ground floor walk on rooflight and associated external works

**Location:** HIGHER CLEGGSWOOD FARM, HIGHER LAKEWOOD, RAKEWOOD ROAD, LITTLEBOROUGH, OL15 0AZ

**Valid On:** 1 April 2026

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:****Condition(s) (1)**

2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Proposed Floor Plan – drawing no. 0763-P3A-XX-XX-DR-A-05271 Rev. P02 received 17/03/2026
- Proposed Elevations – drawing no. 0763-P3A-XX-XX-DR-A-05272 Rev. P02 received 01/04/2026
- Proposed Section Plan – drawing no. 0763-P3A-XX-XX-DR-A-05273 Rev. P02 received 17/03/2026
- Proposed Landscaping – drawing no. 0035-SK-011-02 received 17/03/2026

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan,

the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 05/06/2026

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                                            | This decision notice is to be read alongside that issued with planning permission 23/01268/HOUS and all conditions that were imposed on the previous planning permission remain. |

**Notes**

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions 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>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase

Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.