

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

APPLICATION REFERENCE: PL/2026/0160

Applicant Mr Carl Dixon 9 Cheltenham Road Middleton Rochdale M24 1HR	Agent Miss Joss Muir Watermoor Point Watermoor Road Cirencester GL7 1LF
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Part I - Particulars of Application

Proposal: Certificate of lawfulness for the siting and proposed ancillary use of a mobile home within the curtilage of the dwellinghouse
Location: 9 CHELTENHAM ROAD, MIDDLETON, MANCHESTER, M24 1HR
Valid On: 18 February 2026

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

- 1 The Local Planning Authority is satisfied that the siting of the mobile home constitutes a use of the land rather than operational development involving the erection of an outbuilding, meaning it does not fall to be assessed against Class E of the General Permitted Development Order. The proposed use of the mobile home is not considered to result in a material change of use of the land and does not constitute development as defined under Section 55(1) of the Town and Country Planning Act 1990.

Date of Decision: 09/06/2026Melanie 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)	
2	This certificate relates to the following plans and document: • Existing Location, Ordnance Survey and Proposed Site Plans 01A • Proposed Elevations and Floor Plan 02A • Planning Statement