

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/00556/FUL

Applicant Lee Hart 10 Market Place Heywood ROCHDALE OL10 4NL	Agent Frank Smith (James Campbell Associates Ltd) Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Erection of 1 No. semi-detached residential dwelling - Retrospective
Location: 28 War Office Road Rochdale OL11 5HR
Valid On: 29 September 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING
CONDITIONS:

Condition(s) (1)

1 The development relates to the following drawings and documents hereby approved:

- Location Plan - received 29/09/2025
- Proposed Site Plan - drawing no. 20.2275.28 received 29/09/2025
- Proposed Floor Plans - drawing no. 20.2275.11C received 29/09/2025
- Proposed Elevations - drawing no. 20.2275.23C received 29/05/2025
- Proposed Boundary Treatments - drawing no. 20.2275.10D received 26/11/2025

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: 12/06/2026

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.

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://lapp.planningportal.co.uk/FeeCalculator/Standalone?region=1>.