

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

APPLICATION REFERENCE: PL/2026/0379

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| <b>Applicant</b><br>Geoff Duxbury<br>58 Joseph Lister Drive<br>Wardle<br>Rochdale<br>OL12 9PT | <b>Agent</b><br>Martin Ashworth<br>Campbell House<br>173 Rochdale Road<br>Firgrove<br>Milnrow<br>Rochdale<br>OL16 3BN |
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## Part I - Particulars of Application

**Proposal:** Certificate of lawfulness for a proposed single storey rear extension**Location:** 58 JOSEPH LISTER DRIVE, WARDLE, ROCHDALE, WARDLE,  
OL12 9PT**Valid On:** 27 April 2026**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:****Approval Reason(s) (1)**

- 1 The development comprises permitted development by virtue of compliance with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended) and does therefore not require planning permission.

**Date of Decision:** 12/06/2026Melanie 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) |                                                                                                                                                                                                                                                                                                                                      |
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| 1                                            | <p>For the avoidance of doubt, the decision relates to the following drawings:-</p> <ul style="list-style-type: none"><li>• Site Location Plan</li><li>• Existing Details. Dwg no. 26.3770.1</li><li>• Existing &amp; Proposed Block Plans. Dwg no. 26.3770.2</li><li>• Scheme 1 - Proposed Details. Dwg no. 26.3770.SC1.1</li></ul> |

**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>.