

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

APPLICATION REFERENCE: PL/2026/0387

Applicant Coldman 4 Ashdene Rochdale OL12 6DJ	Agent Sean Payne 124 City Road London EC1V 2NP
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Part I - Particulars of Application

Proposal: Certificate of lawfulness for a proposed rear dormer with juliette balcony including skylights to front elevation
Location: 4 ASHDENE, ROCHDALE, OL12 6DJ
Valid On: 29 April 2026

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

- 1 The proposals comprise permitted development by virtue of compliance with Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore would not require planning permission.

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.

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">• Site Location Plan. Dwg No. 250-E000. Revision A.• Existing Site Plan. Dwg No. 250-E001. Revision A.• Existing First Floor Plan. Dwg No. 250-E011. Revision A.• Existing Roof Plan. Dwg No. 250-E012. Revision A.• Existing North Elevations. Dwg No. 250-E020. Revision A.• Existing South Elevations. Dwg No. 250-E021. Revision A.• Proposed Site Plan. Dwg No. 250-P102. Revision B.• Proposed First Floor Plan. Dwg No. 250-P114. Revision B.• Proposed Loft Plan. Dwg No. 250-P115. Revision B.• Proposed Roof Plan. Dwg No. 250-P116. Revision B.• Proposed North Elevations. Dwg No. 250-P122. Revision C.• Proposed South Elevations. Dwg No. 250-P123. Revision C.• Proposed Dormer Calculation. Dwg No. 250-P145. Revision B. |
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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.](https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1)