

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Approval Part 1 Class A.1(ea): Larger Home Extension

APPLICATION REFERENCE: NOT/2026/0480

Applicant Mr O Oladimeji Rambla Properties and Investments Sycamore Avenue Oldham OL9 8BB	Agent Mr Emmanuel Adedokun 82, King Street Manchester M2 4WQ
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Part I - Particulars of Application

Proposal: Prior approval for a proposed single storey rear extension measuring 7.50m from the original dwelling (with a maximum height of 3.10m and height to eaves to 3m)
Location: 10 MOUNT ROAD, MIDDLETON, MANCHESTER, M24 1DZ
Valid On: 27 May 2026

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 The proposed development would, when taken together with the previous first floor extension to which it is adjoined, have more than a single storey and project more than 3m from the rear elevation of the dwelling. The proposed development would therefore exceed the limits of A.1(e) to A.1(j) and is therefore contrary to A.1(ja). The proposed development is therefore not lawful under the provisions of Class A to Schedule 2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Decision: 23/06/2026

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	For the avoidance of doubt, this decision is based on the following plans/documents: • DWG No. TQRQM25170081835771 (Location Plan) • DWG No. 2020 Rev. P1 (Proposed Roof Plan) • DWG No. 2000 Rev P1 (Proposed Ground Floor Plans) • DWG No. 2200 Rev P1 (Proposed Elevations) • DWG No. 1950 Rev P1 (Proposed Block Plan) • Application Form

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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, 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>.