

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

APPLICATION REFERENCE: PL/2026/0455

Applicant Mr Ahern 13 Tudor Grove Middleton Rochdale M24 5AJ	Agent Daniel Duke The Hat Works 51 Stockport Road Manchester M34 6NB
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Part I - Particulars of Application

Proposal: Two storey side extension and single storey rear extension including roof lights following demolition of existing conservatory
Location: 13 TUDOR GROVE, MIDDLETON, MANCHESTER, M24 5AJ
Valid On: 31 May 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (4)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- DWG No. 26(10)_010 (Site Location Plan)
- DWG No. 26(10)_210 (Proposed Front Elevation)
- DWG No. 26(10)_213 (Proposed Internal Side Elevation)
- DWG No. 26(10)_211 (Proposed Side Elevation)
- DWG No. 26(10)_202 (Proposed Roof Plan)
- DWG No. 26(10)_201 (Proposed First Floor Plan)
- DWG No. 26(10)_020 (Proposed Site Plan)
- DWG No. 26(10)_200 (Proposed Ground Floor Plan)

- DWG No. 26(10)_212 (Proposed Rear Elevation)

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 Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason – In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order (with or without modification), the first floor window hereby approved in the northern elevation of the two-storey extension facing No. 11 Tudor Grove shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass Scale (or equivalent) and be non-opening unless the part which can be opened is 1.7m above internal floor level.

The window shall thereafter be retained as such for the lifetime of the development and shall not be altered or replaced with clear glazing without prior written approval of the Local Planning Authority.

Reason – To safeguard the privacy and residential amenity of the occupiers of No. 11 Tudor Grove, in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 21/07/2026

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>.