

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2026/0562

Applicant

Miss Saida Begum
28 Lonsdale Avenue
Rochdale
OL16 5HP

Part I - Particulars of Application

Proposal: Application for non-material amendment to planning permission 24/00108/HOUS to include a 1.1m obscure balustrade and 1.5m opaque privacy screen on the existing flat roof terrace

Location: 28 LONSDALE AVENUE, ROCHDALE, OL16 5HP

Valid On: 29 June 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the proposed use of the approved flat roof as a first-floor roof terrace cannot be considered a non-material amendment to the existing planning permission. The proposal would introduce a new area of external amenity space that was not assessed as part of the approved scheme and would give rise to materially different planning considerations, including potential impacts upon privacy and residential amenity. The proposal would also materially alter the nature of the development as approved, which included a Juliet balcony but not a usable roof terrace. The amendment is therefore considered to constitute a material change to the approved development and cannot be accepted under Section 96A of the Town and Country Planning Act 1990. The proposal will require the submission of a planning application under the appropriate statutory procedure.

Date of Decision: 23/07/2026

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.

Your attention is drawn to the following (1)	
1	For the avoidance of doubt, this decision notice relates to the following submitted plans: • Amended Rear and Side Elevation. Dwg no. 2020/4 • Proposed Floor Plan First Floor. Dwg no. 2020/4 • Proposed Rear and Side Elevation First Floor Plan. Dwg no. 2020/4

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

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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>.