

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

APPLICATION REFERENCE: PL/2026/0599

Applicant

Shona Craven
30 Fletton Close
Rochdale
OL12 6BF

Part I - Particulars of Application

Proposal: Certificate of Lawfulness application for the proposed use of an existing room within main dwellinghouse as a therapy clinic.

Location: 30 FLETTON CLOSE, ROCHDALE, OL12 6BF

Valid On: 29 June 2026

DECISION: GRANT PERMISSION**Approval Reason(s) (1)**

- 1 The proposed use of the building would not result in the change of use of the building in the context of the Town and Country (Use Classes) Order (1987) (as amended). Considering the characteristics of the proposed use, as set out within the available evidence, the proposed change of use would not be material and therefore would not comprise development in accordance with the meaning set out under Section 55 of the Town and Country Planning Act 1990 and would subsequently not require planning permission.

Date of Decision: 14/08/2026

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 permission relates to the following plans: • Location Plan dated 29/06/2026 • Planning application form dated 29/06/2026 • 'Existing Ground Floor Plan' received on 08/07/2026 • 'Site / Block Plan - Off-Street Parking' received on 08/07/2026 • 'Statement In Support Of An Application For A Lawful Development Certificate' signed and dated 08/07/2026