

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Prior Approval Part 1 Class A.1(ea): Larger Home Extension**

APPLICATION REFERENCE: NOT/2026/0681

Applicant Mr Matthew Davies 759 Bury Road Rochdale OL11 4BB	Agent Mr Sajid Hussain 732 Edenfield Road Rochdale OL127PP
--	---

Part I - Particulars of Application

Proposal: Prior approval for a larger homes extension measuring 5.10m from the rear (with a maximum height of 4.00m and height to eaves 2.40m)
Location: 759 BURY ROAD, ROCHDALE, OL11 4BB
Valid On: 28 July 2026

DECISION: PRIOR APPROVAL IS NOT REQUIRED**Limitations and Requirements of Class A (Condition A.4)**

- 1) This notice indicates that the proposed development would comply with Schedule 2 Part 1 Class A (condition A.4) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2) You must ensure that the proposed development complies with the other limitations and conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. In particular it is important to note that the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
- 3) It is a requirement of this notice that the development shall be carried out in accordance with the details approved by the local planning authority, unless agreed otherwise in writing.

Approval Reason(s) (1)

- 1 Under Class A of the General Permitted Development Order, permission is granted subject to condition A.4 (7) which reads: *"Where any owner or occupier of any adjoining premises objects to the proposed development,*

the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”.

No objections, or representations, have been received and therefore the Prior Approval of the Local Planning Authority is not required.

Date of Decision: 08/09/2026

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)	
2	INFORMATIVE: This Decision Notice relates to the following drawings and documents:- Proposed Single Storey Rear Extension DWGs 1-3 (Dated 27.07.2026)