

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

APPLICATION REFERENCE: PL/2026/0721

Applicant Mr Ian Darling 51 Belmont Way Rochdale OL12 6HR	Agent Mr Rahul Rahman 673 Leeds Road Huddersfield HD2 1YY
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Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for single-storey rear extension following demolition of existing single-storey rear extension
Location: 51 BELMONT WAY, ROCHDALE, OL12 6HR
Valid On: 10 August 2026

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

- 1 The development comprises permitted development by virtue of compliance with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended) and does therefore not require planning permission.

Date of Decision: 22/09/2026

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)

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For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan. Dwg no. A200. Rev 001
- Existing Site Plan. Dwg no. A100. Rev 001
- Proposed Site Plan. Dwg no. A101. Rev 001
- Existing & Proposed Elevations, Plans & Section. Dwg no. A01. Rev 002