

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

APPLICATION REFERENCE: PL/2026/0759

Applicant D Milne Pike Fold Lightowlers Lane Littleborough Rochdale OL15 0LN	Agent Mr Andrew Brodie Royal Mills 2 Cotton Street Manchester M4 5BD
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Part I - Particulars of Application

Proposal: Conversion of detached garage into ancillary living accommodation including alterations to fenestration and the installation of solar panels and roof lights

Location: PIKE FOLD, LIGHTOWLERS LANE, LITTLEBOROUGH, OL15 0LN

Valid On: 21 August 2026

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

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Location Plan. Dwg no. 2620-01
- Existing Plans & Elevations. Dwg no. 2620-02
- Proposed Plans. Dwg no. 2620-03. Rev A
- Proposed Elevations. Dwg no. 2620-04. Rev A
- Block Plan. Dwg no. 2620-05

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 Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The development hereby approved shall be carried out using the external materials specified on drawing number 2620-04 revision A unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a satisfactory appearance of the development 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 Policy DP3 of the National Planning Policy Framework.

- 4 The residential annexe hereby permitted shall not be occupied as a separate planning unit and shall only be occupied as ancillary accommodation to the existing residential dwelling.

Reason: The permission relates to buildings with shared access and amenity spaces and remain functionally related. Any subdivision into separate units of accommodation would require further consideration of the site arrangements and residential amenity standards.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 07/10/2026

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://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.