

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

APPLICATION REFERENCE: PL/2026/0643

Applicant Mr Luke Settle 23 Ramsden Road Wardle Rochdale OL12 9LB	Agent Mr Daniel Marsh Bellfold Court Moorside Lane Woodplumpton Preston PR4 0GJ
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Part I - Particulars of Application

Proposal: Single storey rear extension following demolition of conservatory, enlargement and internal reconfiguration of existing basement, gabling of existing hipped roof, increase in ridge height, new dormer on rear-facing roof pitch, reconfiguration of internal layout.

Location: 23 RAMSDEN ROAD, WARDLE, ROCHDALE, OL12 9LB

Valid On: 16 July 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (3)**

- 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:

- Proposed Elevations _BBA_441-DD20A - 28/09/2026
- BBA_441-DD75 - 3D VISUAL - SHEET 6.pdf - received 16/07/2026
- BBA_441-DD10 - PROPOSED BASEMENT AND GROUND FLOOR.pdf - received 16/07/2026
- BBA_441-E11 - EXISTING FIRST FLOOR.pdf - received 16/07/2026
- BBA_441-DD01 - PROPOSED SITE PLAN.pdf - received 16/07/2026

- BBA_441-LP01 - LOCATION AND BLOCK PLAN.pdf - received 16/07/2026
- BBA_441-DD72 - 3D VISUAL - SHEET 3.pdf - received 16/07/2026
- BBA_441-DD11 - PROPOSED FIRST AND SECOND FLOOR.pdf - received 16/07/2026
- BBA_441-E01 - EXISTING SITE PLAN.pdf - received 16/07/2026
- BBA_441-DD70 - 3D VISUAL - SHEET 1.pdf - received 16/07/2026
- BBA_441-DD73 - 3D VISUAL - SHEET 4.pdf - received 16/07/2026
- BBA_441-E10 - EXISTING BASEMENT AND GROUND FLOOR.pdf - received 16/07/2026
- BBA_441-DD71 - 3D VISUAL - SHEET 2.pdf - received 16/07/2026
- BBA_441-E20 - EXISTING ELEVATIONS.pdf - received 16/07/2026
- BBA_441-DD21 - PROPOSED STREET SCENE.pdf - received 16/07/2026
- BBA_441-DD74 - 3D VISUAL - SHEET 5.pdf - received 16/07/2026

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 Pursuant to Condition 2 of this decision notice, the development hereby approved shall be carried out using the external materials specified within the approved drawing number Proposed Elevations _BBA_441-DD20A.

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

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 12/10/2026

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>.