

# Planning Appeals Update

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## Planning Committee

### Report of Assistant Director Planning, Transportation & Housing Delivery

#### DATE OF COMMITTEE

**13 August 2025**

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 4 June 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 12 May 2025 and Friday 25 July 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
ADV/353175/24	Land At Huddersfield Road, Oldham	Dismissed, 15 May 2025	20/12/2024	Installation of 2 no. digital D-Poster advertising displays
HOU/353176/24	208 Oldham Road Royton	Dismissed, 2 June 2025	29/01/2025	Retention of driveway and proposed light duty vehicle crossing.
FUL/353180/24	151 Roundthorn Road, Oldham	Allowed, 13 June 2025	07/02/2025	Change of use from residential (Use class C3) to retail (Use class E).
FUL/352308/24	Land Adjacent To 4 Stockport Road, Lydgate	Allowed, 3 June 2025	03/02/2025	Erection of one detached dwelling and installation of dropped kerb.
FUL/350640/23	Land to the Southern Side of Cragg Road, Chadderton	Ongoing	26/02/2025	Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping
HOU/353146/24	181 Frederick Street Oldham OL8 4DH	Dismissed, 11 July 2025	13/02/2025	Driveway and light vehicle duty crossing.

HOU/353167/24	185 Frederick Street	Dismissed, 14 July 2025	17/03/2025	Driveway and light vehicle duty crossing.
HOU/353554/24	1 Marfield Avenue, Chadderton	Dismissed, 29 May 2025	02/04/2025	Retention of 2 no. gable roofs (to replace hipped roofs) and erection of a single storey extension and a first floor extension.
HOU/353914/24	1 Marfield Avenue Chadderton	Dismissed, 29 May 2025	07/05/2025	Erection of porch to front entrance (retrospective)
HOU/353680/24	165 Stamford Road Lees	Dismissed, 28 May 2025	02/04/2025	Raised patio and sidescreens and stepped access to rear garden.
FUL/351985/23	Land Off Carr Lane Diggle	Ongoing	15/04/2025	Erection of 1 no. dwelling and associated landscaping.
VAR/353273/24	Land Off Haven Lane Moorside Oldham OL4 2QH	Ongoing	24/04/2025	Application for removal of condition no. 17 (requirement for traffic calming measures prior to occupation of the approved dwellings) relating to app no. PA/338917/16
FUL/346290/21	Land to the rear of 16 Propps Hall Drive, Failsworth	NEW	01/07/2025	Erection of 2 dwellings
HOU/352974/24	30 Springwood Delph	NEW	21/05/2025	Part single storey/part two storey side extension with balcony.
ADV/353465/24	Roton House Ellen Street Oldham	NEW	02/06/2025	Erection of 1 x 48-sheet LED illuminated advertisement (3.2m x 6.2m).

FUL/353816/25	92 Burnley Lane Chadderton Oldham	NEW	18/05/2025	Erection of new self-contained single-storey residential studio accommodation in the rear garden.
HOU/353815/24	19 Overdale Close Oldham	NEW	12/05/2025	Excavation of grass embankment, erection of retaining walls and standalone garage at the front.
HOU/354041/25	579 Broadway Chadderton Oldham	NEW	02/07/2025	Lowering of kerb and associated alterations to front of property (including hardstanding) to create driveway, and erection of a 1.2m high fence
HOU/354120/25	26 Grains Road Delph	NEW	30/06/2025	Erection of a rear dormer
HOU/354140/25	103 Stamford Road Lees	NEW	05/06/2025	Driveway and light vehicle duty crossing.
FUL/354201/25	63H Heron Street Oldham	NEW	07/07/2025	Change of use from garage/storage (Use Class B8) to self-contained flat (Use Class C3) with a single storey front extension.
FUL/353405/24	Land On The South East Side Of Medlock Road Failsworth	NEW	24/07/2025	Installation and operation of a 30 MW Battery Energy Storage System (BESS), including access and associated infrastructure.

**RECOMMENDATION -** That the report be noted.

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The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

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If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)