



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Householder Planning Application**

APPLICATION REFERENCE: 25/01148/HOUS

Applicant Mr & Mrs Glynn Hatton 5 SIMPSON HILL CLOSE, HEYWOOD, OL10 4DN	Agent Andrew Gaskell Alfred Works Woodhill St Bury BL8 1AT
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**Part I - Particulars of Application**

**Proposal:** Part two, part single-storey front extension and alteration to fenestration at ground floor rear elevation  
**Location:** 5 Simpson Hill Close  
Heywood  
OL10 4DN  
**Valid On:** 13 November 2025

**DECISION: REFUSE PERMISSION**

Refusal(s) (1)

1. By reason of their siting, massing, and design, the proposed front extensions would appear as an incongruous, overly dominant addition to the existing dwelling which fails to respect the character of the existing dwelling and surrounding street scene. The proposal would disrupt the built rhythm of the street scene and fails to raise the standard of design more generally in the area. The proposed development thereby amounts to poor design, contrary to Policies DM1 and P3 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the National Planning Policy Framework.

Melanie Hale  
Head of Planning Services

**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.

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If you are unhappy with the decision to refuse permission 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>.