

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

APPLICATION REFERENCE: 25/01085/FUL

Applicant Mr Sarhad Khder(Kurdish Community and Tuition Centre) 8 Larkfield close 8 OL11 1BJ	Agent Mr Sherwan Sherwan(WeStruct) 180 Ivyfield Road Birmingham, B23 7HS
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Part I - Particulars of Application

Proposal: Proposed flat roof and small rear dormer for tuition class use. Erection of a brick wall at the ground floor with a fire escape balcony area above. Additional fire exit stairwell on the first floor, relocation of previously approved fire escape stairwell. Erection of additional side window to the ground floor, and additional rear windows and door on the first and ground floors.

Location: 134-136 Drake Street
Rochdale
OL16 1PS

Valid On: 1 December 2025

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed three dormer window extensions, by reason of their cumulative scale, massing, bulk and appearance would comprise a visually incongruous addition to the application property and the surrounding townscape. Owing to its close proximity, the development proposals would comprise an intrusive and wholly unsympathetic addition to the setting of the adjacent Grade II listed no.132 Drake Street. No public benefits have been identified that would outweigh this harm. As such, the proposal is contrary to Policy P1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone and the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date of Decision: 23/01/2026

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)	
1	For the avoidance of doubt this decision relates to: -Location Plan, Approved Existing and Proposed Block Plans - Dwg Number WE-AD-13-01-23-01-01 dated 20/10/2025 -Approved Existing and Proposed Basement and Ground Floor Plans - Dwg Number WE-AD-13-01-23-01-02 dated 20/10/2025 -Approved Existing and Proposed First and Loft Plans - Dwg Number WE-AD-13-01-23-01-03 dated 20/10/2025 -Approved Existing and Proposed Roof Plan and East Elevation - Dwg Number WE-AD-13-01-23-01-04 dated 20/10/2025 -Approved Existing and Proposed West, Rear and Front Elevation - Dwg Number WE-AD-13-01-23-01-05 dated 20/10/2025

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

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>.