

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

APPLICATION REFERENCE: 25/00922/FUL

Applicant Mr Zain Abidin 2 Harrow Avenue Oldham OL8 4HZ	Agent Mr Ibrahim Bin Awais, AM Architectural & Surveying LTD 78 Wellington Road Oldham OL8 1RR
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Part I - Particulars of Application

Proposal: Construction of a full first-floor extension and change of use of the first floor of the existing convenience store to create four self-contained residential flats including the formation of a bin store, a new side entrance door and associated window openings

Location: 231 Boarshaw Road Middleton Rochdale M24 2WQ

Valid On: 19 November 2025

DECISION: REFUSE PERMISSION**Refusal(s) (3)**

- 1 The proposed development would result in direct overlooking and loss of privacy of the private outdoor amenity space associated with the residential dwelling No. 225 Boarshaw Road. The application therefore fails to accord with the requirements of the Core Strategy Policy DM1 and G9, the Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) and the NPPF.
- 2 The proposed development fails to meet the Nationally Described Space Standards and the development therefore does not succeed in providing an acceptable level of occupier amenity contrary to Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-H3 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 3 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 Notice relates to the following submitted plans and documents: • Planning Application Dated 04/09/2025 • Location Plan Dated 04/09/2025 • Existing Floor Plans and Elevations Drawing No 001 Revision 000 • Proposed Site Plan, Floor Plan and Elevations Drawing No 001 Revision 000 • Noise Impact Assessment Undertaken by RAD Acoustics

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>.