

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

APPLICATION REFERENCE: 25/01132/HOUS

Applicant Mrs Naz Shahine 181 Bolton Road Rochdale OL11 3LR	Agent Mr Finn Cadell, Gamble King and Noone Limited, First Floor 5 Queen Street Oldham OL1 1RD
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Part I - Particulars of Application

Proposal: Refurbishment of Existing dormer, Proposed Rear Dormer with an increase to the Ridge height of the Main Dwelling by 225mm, Replacement of all existing Windows plus the construction of a Portico at the front of the property

Location: 181 Bolton Road
Rochdale
OL11 3LR

Valid On: 25 November 2025

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

- 1 The totality of the proposed development constitutes a substandard level of design quality and appearance which undermine the verdant character of the immediate street scene. In particular, the flat roof dormer and front porch extension are wholly dominant and disproportionate additions which disrupts the built form of the host dwelling. The use of red Roman roof tiles and black uPVC cladding represents poor quality and unsympathetic material finish and is not acceptable. The proposal therefore fails to comply with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the 'Guidelines & Standards for Residential Development' SPD, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 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: 27/01/2026

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	INFORMATIVES For the avoidance of doubt, this Decision Notice relates to the following submitted plans: • Location Plan and Existing and Proposed Site Plan – drawing no. P07 received 07/11/2025 • Existing and Proposed Ground Floor Plan – drawing no. P01 received 07/11/2025 • Existing and Proposed First Floor Plan – P02A received 25/11/2025 • Proposed Dormer Floor Plan – drawing no. P03 received 07/11/2025 • Existing and Proposed Roof Plan – drawing no. P04 received 07/11/2025 • Existing and Proposed Front and Side Elevation – drawing no. P05 received 07/11/2025 • Existing and Proposed Rear and Side Elevation – drawing no. P06 received 07/11/2025
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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>.