

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Approval Part 1 Class A.1(ea): Larger Home Extension

APPLICATION REFERENCE: NOT/2025/1253

Applicant Mr Bilal Ahmed 113 RUGBY ROAD ROCHDALE OL12 0DZ	Agent Mr Stewart Rothwell 564 BOLTON ROAD BURY BL8 2DU
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Part I - Particulars of Application

Proposal: Prior approval for single-storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m, height to eaves at 2.9m)
Location: 16 Ashbrook Crescent, Rochdale, OL12 9AJ
Valid On: 29 December 2025

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 By virtue of failure to comply with condition 4 (7) which subjects the application to prior approval by the local planning authority should an objection being received on the grounds of an impact on amenity. In this instance, by virtue of its siting and size, the proposed development would give rise to an undue overbearing impact upon the rear garden area and rear facing habitable room fenestration of no.14 Ashbrook Crescent. The development fails to comply with the requirements of the Guidelines and Standards for Residential Development SPD, Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 06/02/2026

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)	
2	For the avoidance of doubt, this decision relates to the following plans and drawings:- • Proposed Plans and Elevations (December 2025) • Location Plan (28/11/2025)

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>.