



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

**Householder Planning Application**

APPLICATION REFERENCE: PL/2025/1190

<b>Applicant</b> ABR Properties 11 Trent Avenue Milnrow Rochdale OL16 3EX	<b>Agent</b> Mr Daniel Llado 538 Rochdale Road Royton Oldham OL2 6SF
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Part I - Particulars of Application

**Proposal:** Single storey side and rear extension including raised platform and glass balustrade to the rear, dormer to both sides, application of render and alteration to fenestration following demolition of existing dormer to side and detached garage

**Location:** 11 Trent Avenue, Milnrow, Rochdale, OL16 3EX

**Valid On:** 19 December 2025

**DECISION: REFUSE PERMISSION**

**Refusal(s) (3)**

- 1 By virtue of its size, height, design and materials, the proposed dormer extensions and single storey front and side extension constitutes a disproportionate and incongruous addition to the host dwelling which would represent poor design and appears out of keeping to the appearance of the host dwelling. The proposed development represents an unsatisfactory standard of design and constitutes undue visual harm to the character and visual appearance of the host dwelling and the wider street scene. The proposed development therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document, Policy JP-P1 of the adopted Places for Everyone Joint Development and the National Planning Policy Framework.
- 2 By virtue of its siting, size and design, the proposed raised platform would offer unrestricted views into the rear garden areas of adjacent number 26 Trent Avenue and would result in an adverse impact on the living conditions of the occupiers of the neighbouring property through an unacceptable loss of privacy. Furthermore, by virtue of their proximity, the side facing bedroom windows within the proposed dormer would face towards no.26 at such

proximity that their amenity would be unduly harmed, should they undertake works under extant permitted development rights. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

- 3 The proposed dormer facing west and towards number 26 Trent Avenue would result in undue amenity harm to the occupants of the host dwelling due to the inadequate provision of outlook to the proposed upper floor bedroom through insufficient space between the bedroom window and number 26 Trent Avenue. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

Date of Decision: 13/02/2026

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.

<b>Your attention is drawn to the following (2)</b>	
1	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.

2	<p>For the avoidance of doubt, this Decision Notice relates to the following submitted plans:</p> <ul style="list-style-type: none"><li>- Planning: Proposed and existing plans. Drawing number: PL01 rev B</li><li>- Planning: Proposed and existing plans. Drawing number: PL02 rev B</li></ul>
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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>.