



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00533/HOUS

Name and address for correspondence:	Applicant name:
Mr Hasnaat Saeed 1 Bank Street Accrington Lancashire BB5 4HH	Mr Haider Ali Khan

Part I - Particulars of Application

Date of Application: 9 June 2025

Proposal:	Single storey ground floor extension and first floor rear extension
Location:	63 South Street, Rochdale, OL16 2ER,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

- 1 By virtue of its siting and scale, the proposed development is considered to have an unacceptable impact on the amenity of future occupants of the application property and neighbouring occupants. The proposed single-storey rear extension exceeds the limits of paragraph 5.6 of the SPD and would therefore have an unacceptable overshadowing and overbearing impact on the occupants of no. 65 South Street. The proposed two-storey rear extension would result in an unacceptable loss of privacy for occupants of no. 19 Fitton Street by further reducing the separation distances between directly facing habitable room windows. In addition, the development does not provide an adequate amount of useable garden space to serve the necessary requirements of a family dwelling, and the ground floor layout would provide very restricted outlook and natural light to the lounge. The development therefore fails to accord with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

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 Decision Issued 12 December 2025

Melanie Hale
Head of Planning Services

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.

For the avoidance of doubt, this decision relates to the following plans:

- Location plan: PP-14050371v1
- Proposed site plan, floor plans and elevations: SOUTH-02-20