

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/01095/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	Mr Mohammad Akbar

Part I - Particulars of Application

Date of Application: 30 October 2025

Proposal:	First floor rear extension
Location:	42 Penistone Avenue, Rochdale, OL16 4AL,

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 their excessive scale, massing and design, the sum of the existing and proposed extensions would constitute non-subservient and obtrusive additions which would dominate the host dwelling and would not be in keeping with or subservient to its original built form. The development would not be well-designed and would inflict undue visual harm to the character and appearance of the host dwelling and the surrounding area. It therefore fails to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

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 11 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 Notice relates to the following submitted plans:

- Location Plan
- Existing Plans. Dwg no. A 2191/1
- Proposed Plans. Dwg no. A 2191/2

The existing dormer has not been built in accordance with the approved plans (planning application reference 24/00898/CPL). You are advised to contact the Council's Planning Enforcement Team at dme@rochdale.gov.uk to discuss.