



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

**Householder Planning Application**

APPLICATION REFERENCE: PL/2025/1266

Applicant  
Mr Baber Mohammad  
Roch Valley Way  
Rochdale  
OL11 4QL

Part I - Particulars of Application

**Proposal:** Proposed 2 storey rear extension.  
**Location:** 71 ROCH VALLEY WAY, ROCHDALE, OL11 4QL  
**Valid On:** 29 December 2025

**DECISION: REFUSE PERMISSION**

**Refusal(s) (2)**

- 1 The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.
- 2 By virtue of its siting, massing, and close proximity to the common boundary with No. 73 Roch Valley Way, the proposed extension would appear as an overbearing and overshadowing addition to the existing dwelling which would be detrimental to the amenity that No. 73 can reasonably expect to enjoy. The proposal therefore falls contrary to Policy DM1 and P3 of the Core Strategy, the Councils 'Guidelines and Standards for Residential Development' SPD, and Paragraph 135 of the National Planning Policy Framework.

Date of Decision: 20/03/2026

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.

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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>.