



ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 22/01375/HH42

Name and address for correspondence:	Applicant name:
Mr David Garforth 159 Newmarket Road Ashton-Under-Lyne OL7 9JD	Gareth and Samantha Parkhill/Davies

Part 1 - Particulars of Application

Date of Application: 24 October 2022

Proposal:	Prior notification for a single storey extension measuring 4.8m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.75m)
Location:	94 Sandy Lane, Rochdale, OL11 5DG

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Reason for Refusal:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (k) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the proposed works would result in the alteration of an existing soil and vent pipe.

Date Decision Issued **23 November 2022**

Daniela Ripa
Interim Head of Planning Services

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt, the decision relates to the following drawings:-

- 22-22075-001 Single Storey Rear Extension Existing Roof, Floor Plans and Elevations
- 22-22075-002 Single Storey Rear Extension Proposed Ground Floor Arrangement
- 22-22075-003 Single Storey Rear Extension Proposed Roof Plan
- 22-22075-005 Single Storey Rear Extension Proposed Rear and Side Elevations
- 22-22075-008 Single Storey Rear Extension 1:1250 Location Plan 1:500 Block Plan