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: 19/00134/HH42

Name and address for correspondence:	Applicant name:
Mr Paul Ibberson Cadvis3D 237 The Towers Wakefield Road Lepton Huddersfield HD8 0DH	Mr Zabeda Bibi

Part 1 - Particulars of Application

Date of Application: 5 February 2019

Proposal:	**Prior notification for a single storey extension measuring 4.8m from the rear of the original dwelling (with a maximum height of 4.0m and height to eaves 3.0m)**
Location:	**17 Birch Road, Wardle, OL12 9QQ**

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 application is not permitted by Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the development includes the construction of a raised platform, contrary to criterion k(i).

Date Decision Issued 15 March 2019

MR Rose

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Signed on behalf of the Council

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 refers to the following list of submitted plans / documents:

- Plans & Elevations - As Existing Drawing No. A(00)-01
- Plans & Elevations - As Proposed Drawing No. A(10)-01