



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00071/HOUS

|                                                                                                              |                 |
|--------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                         | Applicant name: |
| Mr M Farooq<br>Building Design Services<br>Building Design Services<br>418 Bury Road<br>Rochdale<br>OL11 5EU | Afia Begum      |

### Part I - Particulars of Application

Date of Application: 31 January 2025

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>Proposal:</b> | <b>Proposed front and rear dormer extension</b> |
| <b>Location:</b> | <b>26 Morley Street, Rochdale, OL16 2LG,</b>    |

### 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 The proposed development would add an intrusive feature that would become a dominant feature within the street scene. The proposed development is considered poor design as it will not be subservient to the host dwelling. The proposed development fails to improve the character and quality of the area and is therefore contrary to Policy DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of 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 7 April 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 avoidance of doubt the decision relates to the following plans

- Location Plan
- Proposed Ground Floor Plan A 2195/2
- Proposed Elevations A 2195/3