



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: 23/00012/HH42

Name and address for correspondence:	Applicant name:
Zach Thorp Thorp Design Services Ltd 2 Chatton Close Bury BL8 2UE	Louise Whitelegge

Part 1 - Particulars of Application

Date of Application: 5 January 2023

Proposal:	Prior approval for a proposed single storey rear extension measuring 3.94m from the original dwelling (with a maximum height of 3.18m and height to eaves to 2.92m)
Location:	150 Higher Lomax Lane, Heywood, OL10 4SJ,

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 (i) 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 enlargement would be within 2m of the boundary of the dwellinghouse and the eaves height would exceed 3m.

Date Decision Issued 15 February 2023

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.

Informative:

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

Proposed elevations: ZT22-196-04

Existing Elevations: ZT22-196-02

Proposed site plans: ZT22-196-03

Existing site plan: ZT22-196-01

Location plan: ZT22-196-00