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: 20/01292/HH42

Name and address for correspondence:	Applicant name:
Mr Frank Smith James Campbell Associates Ltd 173 Rochdale Road Milnrow Rochdale OL16 3BN	Mr Thomas Taylor

Part 1 - Particulars of Application

Date of Application: 20 October 2020

Proposal:	**Prior approval for a proposed single storey rear extension measuring 5.5m from the original dwelling (with a maximum height of 3.98m and height to eaves to 2.45m)**
Location:	**36 Woodlands Road, Milnrow, OL16 4EY,**

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)(iv) 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 extension would require works to the roof of the existing dwellinghouse.

Date Decision Issued 25 November 2020



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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, the decision relates to the following drawings:-

- Location Plan
- 20.2159.1 - Existing Floor Plans and Elevations
- 20.2159.2C - Proposed Floor Plans, Elevations and Section
- 20.2159.3 - Existing and Proposed Block Plans