



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00372/HOUS

Name and address for correspondence:	Applicant name:
Ms Rachel Webster Home organisation Made Easy 15 Springside View Brandlesholme Bury Greater Manchester BL8 4LU	Ms Rebecca Ashurst N/A

Part I - Particulars of Application

Date of Application: 22 April 2025

Proposal:	Two-story side extension comprising a new kitchen / diner to the ground floor plus a third bedroom, ensuite and balcony to the first floor.
Location:	9 Greenbooth Road, Rochdale, OL12 7TD

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 By virtue of its design, the proposed extension to the host dwelling would constitute an unsympathetic and unacceptably harmful addition that would be detrimental to the visual amenity of the streetscene and the character and appearance of the dwellinghouse when read with the existing terrace row. The proposal does not therefore accord with policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and 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 13 August 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.

INFORMATIVE:

For the avoidance of doubt, the application relates to the following plans and documents:

- o Location Plan - received 04/07/2025
- o Amended Proposed Site Plan - 0021/01_05 Rev A - 03/07/2025
- o Amended Proposed Building Plans - 0021/01_06 - Rev B received 20/06/2025
- o Amended Proposed Building Elevations - 0021/01_07 Rev B - received 20/06/2025
- o Amended Artists Impression Front - 0021/01_08 - Rev B - received 20/06/2025
- o Amended Artists Impression Rear - 0021/01_09 - Rev C - received 20/06/2025
- o Application Form