



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: 25/00979/HH42

Name and address for correspondence:	Applicant name:
Mr Stewart Rothwell 564 Bolton Road Bury BL8 2DU	Mr Perwaiz Shakeel

Part 1 - Particulars of Application

Date of Application: 3 October 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 7.2m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m)
Location:	13 Twinegate, Rochdale, OL12 6DW,

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) and (ja) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed development would be joined to an existing two storey extension that is within 2 metres of the boundary of curtilage with a height to eaves in excess 3 metres.

Date Decision Issued 5 November 2025

Melanie Hale
Head of Planning Services

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

Existing Site Plan

Proposed Site Plan

Sheet 1 - Existing Plans and Elevations. Dated July 2025

Sheet 2 - Proposed Plans and Elevations. Dated July 2025