

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00610/HOUS

Name and address for correspondence:	Applicant name:
Frank Smith James Campbell Associates Ltd Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN	Mohammed Saim

Part I - Particulars of Application

Date of Application: 16 July 2025

Proposal:	Part two storey, part single storey side extension and two storey rear extension following demolition of existing conservatory
Location:	31 Rosefield Crescent, Rochdale, OL16 5BD,

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 excessive scale and width, massing and design, the sum of the proposed extensions constitutes non-subservient and obtrusive additions which would dominate the host dwelling and would represent an overdevelopment of the plot. The proposed development would not be well-designed and would inflict undue visual harm to the character and appearance of the host property and the surrounding area. It therefore fails to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
- 2 By virtue of its size and siting, the proposed two-storey rear extension would result in undue overbearing and overshadowing impact to the rear amenity space and habitable room windows of no. 29 Rosefield Crescent. The proposed development would therefore lead to an undue loss of amenity to the neighbouring occupiers and fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 10 September 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 the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan - received 23/07/2025
- Existing and Proposed Site Plan - drawing no. 25.3593.3A received 16/07/2025
- Existing Floor Plans and Elevations - drawing no. 25.3593.1 received 16/06/2025
- Proposed Floor Plans and Elevations - drawing no. 25.3593.2 received 16/06/2025