



Town and Country Planning (General Permitted Development) (England) Order 2015

## REFUSAL OF DETAILS

|                                                                                           |                 |
|-------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                      | Applicant name: |
| Mr M Ahmed<br>7 Margate Avenue<br>Newton Heath<br>Manchester<br>M40 2TW<br>United Kingdom | Khalida Bibi    |

### Part I - Particulars of Application

Date of Application: 23 April 2023

Application No: 23/00324/PRA56

|                  |                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for upwards extension through the addition of one additional storey to form a new two bedroom flat</b> |
| <b>Location:</b> | <b>96-98 Drake Street, Rochdale, OL16 1PQ</b>                                                                            |

### Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

#### **Reasons:**

- 1 The property was constructed before 1st July 1948, and is located on Article 2(3) land. As such, the proposal is not permitted under Class AB, Schedule 2, Part 20 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date Decision Issued 15 June 2023

Daniela Ripa  
Interim 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, this decision relates to the following plans and documents:

2305 - 01 - Floor Plans Existing  
2305 - 02 - Elevations Existing

2305 - 03 - Floor Plans Proposed  
2305 - 04 - Elevations Proposed  
Location Plan - TQRQM23085033514682