



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00522/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Mr Asif Nasir

Part I - Particulars of Application

Date of Application: 21 May 2025

Proposal:	Two storey side and single storey rear extension ,
Location:	1 Neston Road, Rochdale, OL16 4XW,

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 siting, scale and design, the proposed two-storey side extension would project beyond the established building line of Neston Road and would present a hard edge to the public highway. The proposal would also fail to maintain sufficient space between the highway boundary and the extension, resulting in an expanse of brickwork which appears obtrusive and imposing to the highway. The proposed development would therefore result in undue harm to the character and appearance of the surrounding street scene. The proposed development would not be well-designed and fails to accord with Policies DM1 and P3 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.

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 16 July 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:

- o Location Plan - received 21/05/2025
- o Existing Site Plan, Floor Plans and Elevations - drawing no. 2289/1 received 21/05/2025
- o Proposed Site Plan and Floor Plans - drawing no. 2289/2 received 21/05/2025
- o Proposed Elevations - drawing no. 2289/3 received 21/05/2025