



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: 25/00830/HH42

Name and address for correspondence:	Applicant name:
A J Cocker Associates 176 Drake Street Rochdale OL16 1UP	Mr N W Griffiths

Part 1 - Particulars of Application

Date of Application: 18 August 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 5.74m from the original dwelling (with a maximum height of 3.64m and height to eaves to 2.23m)
Location:	5 Broadbent Street, Castleton, Rochdale, OL11 3DD,

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 Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposal would constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 and therefore, without the prior written approval of the Local Planning Authority, would comprise a breach of Condition 15 of planning permission 18/01399/FUL and thus would not be lawful. Additionally, the enlarged part of the dwelling would be within 2m of the boundary of the curtilage, and the height of the eaves of the enlarged part (that is the point where the outside wall meets the roof slope) would exceed 3m.

Date Decision Issued 10 October 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 - drawing no. G309 sk-06 received 11/08/2025
- Existing Site Plan - drawing no. G309 sk-07 received 11/08/2025
- Proposed Site Plan - drawing no. G309 sk-08 received 18/08/2025
- Existing Ground Floor Plan and Elevations - drawing no. G309-01 rev. A received 11/08/2025
- Proposed Ground Floor Plan and Elevations - drawing no. G309-02 rev. A received 11/08/2025