



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00978/HOUS

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem Saleem Architects 64 Heaton Street Prestwich M25 1HH United Kingdom	Mrs Zakia Salman

Part I - Particulars of Application

Date of Application: 23 September 2025

Proposal:	Part two, part single storey rear extension, front porch extension, insertion of new window to side elevation and the application of render to match existing
Location:	15 Bonscale Crescent, Middleton, M24 5LX,

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, size and scale, the proposed extension would fail to comply with the requirements of paragraph 5.9 of the Standards and Guidelines for Residential Development Supplementary Planning Document and the proposed development would be unduly harmful to the amenity of nos 13 and 17 Bonscale Crescent through overshadowing, an overbearing impact and visual intrusion. Whilst the personal circumstances advanced in the application are noted, such matters are not sufficient to outweigh the harm identified and the proposal would therefore be contrary to the residential amenity aims of Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 17 November 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 the decision relates to the following plans:

- Location Plan
- Existing and Proposed Site Plan Sheet 6
- Proposed Plans Sheet 4
- Proposed Elevations Sheet 5