

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00634/HOUS

Name and address for correspondence:	Applicant name:
MR MOHAMMED YASEEN 53 MANLEY ROAD OLDHAM OL8 1AS United Kingdom	MR SAJID LOHDI

Part I - Particulars of Application

Date of Application: 22 July 2025

Proposal:	Single-storey rear extension following excavation work, installation of retaining wall and staircase leading to the rear garden
Location:	93 Charlotte Street, Rochdale, OL16 4TN,

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 Insufficient information has been provided to demonstrate that the proposed development would not result in an unacceptable impact upon the visual or residential amenity. Accordingly, the proposal is contrary to Policy DM1 and G9 of the Rochdale Core Strategy, the Rochdale Guidelines and Standards for Residential Development SPD, Policy JP-P1 of Places for Everyone and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 11 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.

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.