



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: 22/01458/HH42

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| Name and address for correspondence:                      | Applicant name:   |
| Mr Stewart Rothwell<br>564 Bolton Road<br>Bury<br>BL8 2DU | Mr Tahseen Akhtar |

### Part 1 - Particulars of Application

Date of Application: 14 November 2022

|                  |                                                                                                                                                                |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves 2.9m)</b> |
| <b>Location:</b> | <b>8 Farm Walk, Rochdale, OL16 2TN,</b>                                                                                                                        |

### 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 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no. 6 Farm Walk due to a loss of light and outlook to the rear ground-floor windows and an overbearing impact on the rear outdoor amenity space. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Date Decision Issued 22 December 2022

Daniela Ripa  
Interim 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 - dated 27/07/2022
- Existing and Proposed Site Plan
- Existing and Proposed Floor Plans and Elevations - dated August 2022