



**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: 23/00395/HH42

|                                                                                        |                 |
|----------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                   | Applicant name: |
| Mr & Mrs Genty<br>22 Higher Cleggswood Avenue<br>Littleborough<br>Rochdale<br>OL15 0DJ | Mr & Mrs Genty  |

### Part 1 - Particulars of Application

Date of Application: 20 April 2023

|                  |                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 4m and height to eaves to 3.24m)</b> |
| <b>Location:</b> | <b>22 Higher Cleggswood Avenue, Littleborough, Rochdale, OL15 0DJ</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 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (g) and (k) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the enlarged part of the dwellinghouse would have a single storey and would exceed 4 metres in height. The plans also indicate alterations to a raised platform and to part of the roof of the dwelling.

Date Decision Issued 1 June 2023

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 and Existing Site Plan - Drawing No. 22HIGHER - L01
- Proposed Site Plan - Drawing No. 22HIGHER - L02
- Existing Floor Plans and Elevations - Drawing No. 22HIGHER - 01
- Proposed Floor Plans and Elevations - Drawing No. 22HIGHER - 02