



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: 22/01245/HH42

Name and address for correspondence:	Applicant name:
Mr Fahim Mukhtar 7 Pike Street Rochdale OL11 1PB	Mr Fahim Mukhtar

Part 1 - Particulars of Application

Date of Application: 22 September 2022

Proposal:	Prior notification for a single storey extension measuring 4.90m from the rear of the original dwelling (with a maximum height of 3.50m and height to eaves 2.60m). ,
Location:	7 Pike Street, Rochdale, OL11 1PB,

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 (b), (i) 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 as a result of the proposal, the total area of ground covered by buildings within the curtilage of the dwelling (other than the original dwelling) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling). Also, 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 roofslope) would exceed 3m. The plans also fail to indicate whether there would be alterations to the existing soil and vent pipe. Furthermore, the proposal would not be wholly within the curtilage of the dwelling.

Date Decision Issued 3 November 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:-

- o Existing Site Plan and Location Plan P01
- o Existing Ground Floor Plan P02
- o Proposed Ground Floor Plan P03
- o Proposed Elevations P04