

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/01055/HOUS

Name and address for correspondence:	Applicant name:
Aiden Phillips-Whalley James Campbell Associates Ltd Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN	Mohammed Basharat

Part I - Particulars of Application

Date of Application: 15 October 2025

Proposal:	Single storey front porch extension, part single storey, part two storey rear extension, alterations to fenestration on the side elevation and application of render
Location:	5 Holstein Avenue, Rochdale, OL12 6DL,

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 the proposed render on the side elevation of the host dwelling and the part single storey part two storey rear extension, the proposed development would constitute poor design and would be harmful to the character of the host dwelling and surrounding street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.
- 2 By virtue of its size, height, design and materials, the proposed front porch constitute a disproportionate and incongruous addition to the host dwelling which would represent poor design and appears out of keeping to the appearance of the host dwelling. The proposed development represents an unsatisfactory standard of design and constitutes undue visual harm to the character and visual appearance of the host dwelling and the wider street scene. The proposed development therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the

Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document, Policy JP-P1 of the adopted Places for Everyone Joint Development and the National Planning Policy Framework.

- 3 By virtue of its siting, size and scale, the proposed part single storey part two storey rear extension would fail to comply with the requirements of the Standards and Guidelines for Residential Development Supplementary Planning Document and therefore the proposed development would be unduly harmful to the amenity of number 7 Holstein Avenue through an overbearing impact upon the rear garden area, and rear facing habitable room windows of the adjacent property. Additionally, by reason of scale of the proposed development and close proximity between the habitable windows at the first floor facing rearwards towards the side boundary of number 1 Holbeck Avenue, the proposed development would cause significant overlooking of the private rear garden of number 1 Holbeck Avenue resulting in an adverse loss of privacy for its occupiers. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted 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 9 December 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:

- Site Location Plan
- Existing & Proposed Block Plans. Drawing number: 25.3652.2A
- Existing Details. Drawing number: 25.3652.1A
- Scheme 1 - Proposed Details. Drawing number: 25.3652.SC1.1D

There are missing details and inaccuracies in the proposed plans. With any future planning application, the proposed plans will need to provide the missing details and inaccuracies rectified.