



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00910/HOUS

Name and address for correspondence:	Applicant name:
Mr Andrew Brodie AGB CAD Services Ltd Royal Mills 2 Cotton Street Manchester M4 5BD	C McAllister-Jones

Part I - Particulars of Application

Date of Application: 17 September 2025

Proposal:	Part two, part single-story front/side extension, extension to front dormer, alteration to roof including rooflights following demolition of existing detached garage
Location:	15 Falcon Close, Rochdale, OL12 7RY,

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 The totality of the proposed development comprises poor design that would amount to an unresolved and incongruous appearance that would be harmful to the character and appearance of the surrounding area. In particular, the form and scale of the proposed dormer to the front roof slope would not be in keeping with the character of the area, and would be highly visible in the street scene and is not considered acceptable. As such the proposal would not comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.

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 13 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.