



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00401/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Mrs Sadia Malik

Part I - Particulars of Application

Date of Application: 28 April 2025

Proposal:	First floor rear extension
Location:	20 Talbot Street, Rochdale, OL11 3SY,

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 its scale and massing together with its proximity to the side boundary, the proposed extension would result in a harmful loss of light and an undue overbearing impact on two habitable room windows to the rear of no. 18 Talbot Street. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of Places for Everyone, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 23 June 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, this Decision Notice relates to the following submitted plans:

- Location Plan
- Existing Floor Plans, Elevations and Site Plan. Dwg no. 2272/1
- Proposed Floor Plans, Elevations and Site Plan. Dwg no. 2272/2