



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: 23/00097/HH42

Name and address for correspondence:	Applicant name:
A Lodge 306 Milnrow Road Rochdale OL16 5QB	T Metcalf

Part 1 - Particulars of Application

Date of Application: 4 May 2023

Proposal:	Prior approval for a proposed single storey rear extension measuring 3.8m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m),
Location:	313 Milnrow Road, Rochdale, OL16 5BU,

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 (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 part of the roof of the existing dwelling would be altered. Additionally, the plans indicate the materials used in the exterior walls of the proposed rear extension would not be of a similar appearance to those used in the construction of the exterior of the existing dwelling.

Date Decision Issued 15 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 - dated 17/07/2022
- Site Plan - dated 17/07/2022
- Existing and Proposed Floor Plans and Elevations - Drawing No. PL.2235.001 dated 14/06/2022