



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00588/HOUS

Name and address for correspondence:	Applicant name:
Mr Mohammed Amin Salam 56 Fenton Street Rochdale OL11 3TH	Mr Mohammed Amin Salam

Part I - Particulars of Application

Date of Application: 4 July 2025

Proposal:	Two storey rear extension
Location:	56 Fenton Street, Rochdale, OL11 3TH,

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 proposed development would result in a significant and adverse overbearing impact on the rear windows and garden area of no.58 Fenton Street and would also result in a unacceptable loss of privacy to the occupants of no.54 Fenton Street, as is evidenced by their non-compliance with the Council's Guidelines and Standards for Residential Development Supplementary Planning Document. As such the proposal would not comply with Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan.

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 29 August 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 avoidance of doubt this decision related to the following plans:

- Location Plan
- Proposed Block Plan
- Proposed Ground Floor and First Floor Plans and Elevations CDBP/0613/MA - 2