



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: 23/00617/HH42

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	RAZZAQ ALI

Part 1 - Particulars of Application

Date of Application: 8 June 2023

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.50m and height to eaves to 2.50m)
Location:	36 Ansdell Road, Rochdale, Rochdale, OL16 4TT

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 do not adequately indicate whether the existing soil and vent pipe would be altered. Additionally, the plans indicate the proposed rear extension is not wholly within the curtilage of the dwelling.

Date Decision Issued 19 July 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
- Existing and Proposed Site Plan - Drawing No. 23.3093.3 dated 05/2023
- Existing Ground Floor Plan and Elevations - Drawing No. 23.3093.1A dated 04/2023
- Proposed Ground Floor Plan and Elevations - Drawing No. 23.3093.2B dated 04/2023