



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: 25/00296/HH42

Name and address for correspondence:	Applicant name:
Mr Saj Hussain ECO ARCH LTD 8 Maple Grove Keighley BD206TY United Kingdom	MR MOHAMMED SADDIQ KAUSSEER

Part 1 - Particulars of Application

Date of Application: 8 April 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 4m and height to eaves to 2.5m)
Location:	33 Whitehall Street, Rochdale, Rochdale, OL12 0LN

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 (b) 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 the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse), comprising the proposed rear extension and the existing outbuilding, would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Date Decision Issued 16 May 2025

Melanie Hale
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 - drawing no. 2506/200 Rev. A received 24/03/2025
- Existing and Proposed Site Plan - drawing no. 2506 / 204 Rev. B received 16/05/2025
- Existing and Proposed Floor Plan - drawing no. 2506 / 201 Rev. B received 24/03/2025
- Existing Elevations - drawing no. 2506 / 202 Rev. A received 24/03/2025
- Proposed Elevations - drawing no. 2506 / 203 Rev. A received 24/03/2025