



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00580/HOUS

Name and address for correspondence:	Applicant name:
Mr Kian Safari Sun Mill Inn 503-507 Middleton Road Chadderton Oldham Manchester SK15 1FD	Mr Kian Safari Sun Mill Inn

Part I - Particulars of Application

Date of Application: 14 July 2025

Proposal:	Single storey side extension, front porch and rear canopy
Location:	8 Sandstone Road, Milnrow, Rochdale, OL16 3UH

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 siting, scale, built form, flat roof form, materiality, fenestration arrangements and design, the proposed single-storey front and side extension and front porch extension constitute obtrusive and incongruous additions to the host dwelling which appears out of keeping with the character and appearance of the surrounding street scene. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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.

ate Decision Issued 8 September 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 - received 09/06/2025
- Existing Site Plan - received 14/07/2025
- Proposed Site Plan - received 14/07/2025
- Existing Floor Plans and Elevations - drawing no. KS-EX-01 received 14/07/2025
- Proposed Floor Plans and Elevations - drawing no. KS-PR-01 received 14/07/2025