



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: 23/01073/HH42

Name and address for correspondence:	Applicant name:
Mr Hasnaat Saeed 1 bank street accrington lancashire bb5 4hh United Kingdom	Mr Shajan Ali

Part 1 - Particulars of Application

Date of Application: 29 September 2023

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.85m and height to eaves to 2.5m)
Location:	23 Good Shepherd Close, Rochdale, Rochdale, OL16 2HE

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 application does not include information with sufficient clarity and precision to determine that, on the balance of probabilities, the development does not include the alteration of an existing soil and vent pipe and therefore fails to comply with criteria (k) of Class A, Part 1 of Schedule 2 of the Town and Country (General permitted Development) (England) Order 2015 (as amended). Notwithstanding, the proposed development would comprise an unduly overbearing form of development to nos.21 and 25 Good Shepherd Close and with particular regard to no.21 would result in an unacceptable level of overshadowing during the afternoon.

Date Decision Issued 10 November 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: 100047474

Proposed site plan: 100047474

Proposed elevations and floor plans: GOOD-02-20

Existing elevations and floor plans: GOOD-01-20