

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: 24/00089/HH42

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	S Fakhar & I Sobia

Part 1 - Particulars of Application

Date of Application: 11 March 2024

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.910m and height to eaves to 2.530m)
Location:	60 Lowry Way, Rochdale, OL11 2BE,

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 relevant permitted development rights were removed from the property by condition 5 on the planning permission (ref 15/00826/FUL) which originally approved the dwelling. The proposed extension would therefore not comprise permitted development under Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development) (England) Order 2015 (as amended). The application for a determination as to whether the prior approval of the Local Planning Authority as to the impact of the proposed development on the amenity of any adjoining premises is therefore refused.

Date Decision Issued 14 May 2024

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
- 2098 /2 Proposed Site Plan and Elevation