



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00694/HOUS

Name and address for correspondence:	Applicant name:
Mr Joe Lindon ATX Building Design 25A Park Street Congleton CW12 1EG	Mr Mark Whitehead

Part I - Particulars of Application

Date of Application: 16 July 2025

Proposal:	Two storey side extension, single storey front porch extension with pitched roof following demolition of existing conservatory and creation of new vehicle hardstanding to the front elevation
Location:	34 Avon Road, Heywood, Rochdale, OL10 4RW

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 reason of its scale, siting and proximity to the public highway, form and materiality the proposed side extension would comprise an unduly dominant and incongruous addition that would give rise to visual harm to both the host dwelling and street scene. The proposed development therefore fails to be suitably well-designed and is therefore contrary to Policy DM1 of the 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 requirements of 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.

Date Decision Issued 30 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 avoidance of doubt the decision relates to the following plans

- Location Plan
- Existing and Proposed Roof and Block Plans 003 Rev A
- Proposed Floor Plans and Elevations 002