

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00633/FUL

Name and address for correspondence:	Applicant name:
Mr Emmanuel Adefemmy Adedokun Designing Foundations_A Farnham Avenue Manchester M9 6FH	Mr O Odesanya

Part I - Particulars of Application

Date of Application: 8 July 2025

Application No: 25/00633/FUL

Proposal:	First floor side extension, formation of gable roof to existing side extension, formation of a pitched roof to the existing front porch, alteration to fenestration on all elevations and render to front and side elevations, following removal of existing chimney to side
Location:	10 Mount Road, Middleton, M24 1DZ,

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 The proposed development is considered poor design, the side extension will not be subservient to the host dwelling and will dominate the principal elevation. The design of the proposed extension is not acceptable as it does not match the existing roof form and would be an incongruous feature. The proposed finishing material of render would erode the design of the existing dwelling. The proposed development fails to improve the character and quality of the area 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' 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 2 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
- Proposed Block Plan 1950
- Proposed First Floor Plan 2010
- Proposed Ground Floor Plan 2000
- Proposed Front and Side Extension 2200
- Proposed Rear and Side Extension 2210