



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: 25/00481/HH42

Name and address for correspondence:	Applicant name:
Mohammed Asad 19 Oakcliffe Road Wardle Rochdale Rochdale OL12 9AL United Kingdom	Mohammed Asad

Part 1 - Particulars of Application

Date of Application: 12 May 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.90m and height to eaves to 3.85m)
Location:	19 Oakcliffe Road, Wardle, Rochdale, OL12 9AL

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 proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (i) and (j) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the enlarged part of the dwellinghouse would be within 2 metres of the curtilage boundary and the height of the eaves of the enlarged part would exceed 3 metres. The plans also indicate enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse.

Date Decision Issued 25 June 2025

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 and Proposed Site Plan - drawing no. 2025-01 Rev. 01 received 12/05/2025