



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00689/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street Rawtenstall Rossendale BB4 8HZ	Mr Phil Henstock

Part I - Particulars of Application

Date of Application: 23 July 2025

Application No: 25/00689/FUL

Proposal:	Erection of 1no' 3 bedroom dwelling
Location:	Land To The Side Of 68 Kirkway , Middleton , M24 1EL,

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 by reason of its layout, sitting behind the established building line, elevational treatment, arrangement of boundary treatments and parking, would not be well-designed, giving rise to a harmful impact on the character and appearance of the surrounding area. On this basis the proposed development is contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 The proposed development includes a first floor rear facing dormer window which, by virtue of its close proximity to the facing common boundary, would have unacceptable views into the rear garden areas of nos. 20 and 22 Birch Avenue and would result in an unacceptable loss of privacy for the occupiers of these dwellings. Furthermore, the proposals would also position the principal windows serving the main living area facing towards the rear boundary treatment at very close proximity, which would not enable a satisfactory standard of amenity for any future occupiers as the living areas would not be served with adequate amounts of natural light and outlook. The proposed development therefore is contrary to Policy DM1 and P3 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.

- 3 The application is not supported by information with sufficient precision and clarity to enable the Local Planning Authority to determine the arboricultural impacts of the development. Notwithstanding, the arboricultural impacts described within the submitted Arboricultural Impact Assessment are of a sufficient degree as to cause adverse harm to the character and appearance of the area. The application is not supported by landscaping proposals which may describe any mitigation of this impact, however, it is not clear whether replacement planting at a ratio of 2:1 could be accommodated within the site, and nevertheless, would for the short and medium term, have limited impact upon the amenity of the area due to obscuration by boundary treatments and properties on Kirkway. The proposals therefore fail to comply with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and 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 10 December 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 the avoidance of doubt the decision relates to the following plans and documents:

- Location Plan
- Proposed Site Plan
- Detached dwelling 3297 - 01
- Coal Mining Risk Assessment dated 27/03/2024
- Ecological Impact Assessment and Biodiversity Impact Assessment.
- Arboriculture Impact Assessment dated 10th September 2023
- Small Sites Metric dated February 2024