

Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00490/HOUS

|                                                                                                        |                    |
|--------------------------------------------------------------------------------------------------------|--------------------|
| Name and address for correspondence:                                                                   | Applicant name:    |
| Mr Ethan Southward<br>Space Architectural<br>19 Kenyons Lane South<br>Haydock<br>St Helens<br>WA11 0LH | Miss Sarah Shannon |

### Part I - Particulars of Application

Date of Application: 13 June 2025

|                  |                                                                                                                                                                                                                                                                                |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Alterations to existing roof including Increase in height, two storey front extensions, front dormer extensions, single storey side extension, alterations to existing rear extension, alterations to existing fenestration and application of render to all elevations</b> |
| <b>Location:</b> | <b>15 Woodfield Road, Middleton, Rochdale, M24 1NF</b>                                                                                                                                                                                                                         |

### 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 design, size, siting and massing, the proposals would constitute an incongruous, disproportionate and poorly designed development that would be detrimental to the character and appearance of the host property and surrounding area. The proposed development therefore fails to comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Guidelines and Standards for Residential Development' Supplementary Planning Document 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            13 August 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 drawings:-

- Location Plan dated 13/05/2025
- Existing Plans. Dwg no. A100. Rev B
- Existing Elevations. Dwg no. A101. Rev B
- Proposed Plans. Dwg no. A102. Rev B
- Proposed Elevations. Dwg no. A103. Rev B
- Proposed Loft Plans. Dwg no. A104
- Proposed External 3Ds. Dwg no. A106
- Existing & Proposed Site Plans. Dwg no. A108. Rev B