



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00129/HOUS

Name and address for correspondence:	Applicant name:
Mr I Smits Whitebox Architecture Ltd Suite 9 25 King Street Knutsford WA16 6DW	Mr B Clegg

Part I - Particulars of Application

Date of Application: 10 February 2025

Proposal:	Single-storey front extension
Location:	132 Furbarn Lane, Rochdale, OL11 5RA,

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 siting and design, it is not subservient to the host dwelling as it is large in scale and dominates the principle elevation. The design of the proposed extension is not acceptable as it would project from the front elevation and the materials would not match the host property. 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 12 June 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
- Location Plan and Block Plan PL - 001
- Proposed Floor Plan PL - 105
- Proposed Elevations PL - 205