



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00063/HOUS

Name and address for correspondence:	Applicant name:
Mr Belal Rashid BRTA Limited 11 Queen Street Oldham OL1 1RD United Kingdom	Ms Muriam Zubair

Part I - Particulars of Application

Date of Application: 10 April 2025

Proposal:	Part two, part single-storey rear extension following demolition of rear conservatory
Location:	41 Hazelhurst Drive, Middleton, M24 6TL,

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 virtue of its scale and massing together with its proximity to the side boundary, the proposed extension would result in an undue overbearing impact on the rear amenity space and habitable room windows of no. 43 Hazelhurst Drive. It would also result in an undue loss of light and outlook for the occupants of no. 43. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 15 May 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, this Decision Notice relates to the following submitted plans:

- Location Plan
- Existing. Dwg no. A101
- Proposed. Dwg no. A102