



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: 25/00085/HH42

Name and address for correspondence:	Applicant name:
Mr Brian Murray SLW DESIGNS 255 Copsterhill Road Oldham OL8 3DE	SCOTT WILSON

Part 1 - Particulars of Application

Date of Application: 29 January 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 3.80m from the original dwelling (with a maximum height of 3.80m and height to eaves to 2.80m)
Location:	13 Chadwick Lane, Heywood, Rochdale, OL10 1QL

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 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of nos. 11 and 15 Chadwick Lane due to a loss of light and outlook to the rear ground-floor windows and an overbearing impact on the rear outdoor amenity spaces. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of Places for Everyone, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Date Decision Issued 5 March 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
- Drawing SLW/SW/01. Existing Plans
- Drawing SLW/SW/02. Proposed Plans
- Site photographs submitted on 06/02/2025