



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00573/HOUS

Name and address for correspondence:	Applicant name:
Mr David Driver TECH:D LTD 27 Oakham Close Bury BL8 1XJ	Mr Naeem Ashraf

Part I - Particulars of Application

Date of Application: 2 July 2025

Proposal:	Front and rear dormer extensions to facilitate loft conversion
Location:	22 Grandidge Street, Rochdale, OL11 3SA,

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 poor design, the proposed dormers as carried out, is considered to be excessive, domineering, and incongruous relative to the host dwelling and surrounding context. As such, the design is especially harmful to the character and appearance of the street scene and surrounding built environment, and fails to accord with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policies DM1 and P3 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

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 27 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.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following plans:

- Proposed Site Plan Dwg No -25-05 05. Rev A - received 02/07/2025
- Proposed Floor Plans and Elevations - Dwg No -25-05 02 Rev. - received 06/06/2025
- Existing Floor Plans and Elevations - Dwg No -25-05 01 Rev. - received 06/06/2025
- Dormer Section Details - Dwg No -25-05 03 Rev. - received 06/06/2025
- Existing Block Plan - Dwg No -25-05 05 Rev. - received 25/06/2025