



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00935/HOUS

Name and address for correspondence:	Applicant name:
Mr Hasnaat Saeed 1 Bank Street Accrington Lancashire BB5 4HH England	Mrs Attia Iqbal

Part I - Particulars of Application

Date of Application: 10 September 2025

Proposal:	Two storey and single storey side extension
Location:	1 Brandlehow Drive, Middleton, M24 4QY,

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 would result in an adverse overbearing impact to the neighbouring dwelling no.380 Windermere Road as it fails to comply with the Council's Guidelines and Standards for Residential Development Supplementary Planning Document. As such the proposal would not comply with Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan.
- 2 By reason of its scale, siting and form, the proposed side extension would compromise a visually distracting feature comprise of an unresolved and incongruous assemblage of roof forms at a prominent location and would be subsequently harmful to the character and appearance of the area. The proposed development fails to be suitably well-designed and is therefore contrary to Policies P3 and DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development.

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 30 October 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
- Proposed Floor Plans and Elevations BRAND - 02-20