ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00412/FUL

Name and address for correspondence:	Applicant name:
Mr Sherwan Sherwan WeStruct 180 Ivyfield Road Birmingham B23 7HS United Kingdom	Mr Sarhad Khder

Part I - Particulars of Application

Date of Application: 15 May 2025 Application No: 25/00412/FUL

Proposal:	**Proposed flat roof rear dormer for tuition class use. Erection of brick wall at ground floor with fire escape balcony area above. Additional fire exit stairwell at first floor, relocation of previously approved fire escape stairwell. Erection of additional side window to the ground floor, and additional rear windows and door at first and ground floor**
Location:	**134-136 Drake Street, Rochdale, OL16 1PS**

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 dormer window extension, by reason of its scale, massing bulk and appearance would comprise a visually incongruous addition to the application property and the surrounding townscape which would result in less than substantial harm to the significance of the setting of the adjacent Grade II listed heritage asset. No public benefits have been identified that would outweigh this harm. As such, the proposal is contrary to Policy P1, P2 and P3 of the Rochdale Core Strategy, Policy JP-P2 of Places for Everyone and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 28 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.

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.

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

- Heritage Statement prepared by WeStruct Consulting Engineers, received by the Council 23/07/2025
- Location Plan, Approved Existing & Proposed Block Plans - WE-AD-13-01-23-01-01 - received by the Council 23/07/2025
- Approved Existing & Proposed Basement and Ground Floor Plans - WE-AD-13-01-23-01-02 - received by the Council 23/07/2025
- Approved Existing & Proposed First and Loft Plans - WE -AD -13 -01 -23 -01 -03 - received by the Council 23/07/2025
- Approved Existing & Proposed Roof Plan and East Elevation - WE-AD-13-01-23-01-04 - received by the Council 23/07/2025
- Approved Existing & Proposed West, Rear and Front Elevations - WE-AD-13-01-23-01-05 - received by the Council 23/07/2025