



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00295/HOUS

Name and address for correspondence:	Applicant name:
Silas Willoughby Planning by Design 167-169 Great Portland Street London W1W 5PF	Mohammad Khan

Part I - Particulars of Application

Date of Application: 4 April 2025

Proposal:	First floor rear extension
Location:	92 Leander Drive, Rochdale, OL11 2XE

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 lead to an unacceptable impact on residential amenity for neighbouring dwellings. Occupiers of no. 35 and 37 Sherwin Way would experience a loss of privacy and an increase in the perception of overlooking from the proposed development. The development would have an overbearing negative impact on no.94 Leander Drive due to it not complying with the Residential SPD. The proposal would therefore be contrary to the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 By virtue of its size and design the proposed rear extension would constitute an incongruous and poorly designed addition which is detrimental to the character and appearance of the area. The flat roof will appear at odds with the host dwelling and is not considered a characteristic of the area. The proposed development fails to improve the character and quality of the area and is therefore contrary to Policy DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

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 15 July 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 the decision relates to the following plans:

- Site Location Plan and Block Plan OL11 - 01 V4
- Proposed Plans and Elevations OL11 - 03 V4