



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: 25/00548/HH42

Name and address for correspondence:	Applicant name:
Mr Stewart Rothwell 564 Bolton Road Bury BL8 2DU	Mr Jamil Ul Rehman

Part 1 - Particulars of Application

Date of Application: 13 June 2025

Proposal:	Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m)
Location:	10 Mayfield Terrace, Rochdale, OL16 2NQ,

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 The single storey rear extension would give rise to an unacceptable overbearing impact upon the rear facing window and rear yard of no.8 Mayfield Terrace. The development proposals therefore fail to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date Decision Issued 23 July 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:-

- Sheet 2: proposed plans and elevations
- Location plan: 460670