



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00793/HOUS

Name and address for correspondence:	Applicant name:
Mr Talat Zeria HSH Engineering Design Service Ltd 428 Cheetham Hill Road Cheetham Manchester M8 9LE United Kingdom	Mr & Mrs Amreen Nida & Shehraiz Asghar

Part I - Particulars of Application

Date of Application: 22 September 2025

Proposal:	Proposed single storey extension at the rear including front and rear dormer to create habitable rooms.
Location:	8 Talbot Street, Rochdale, OL11 3SY,

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 excessive scale and the failure of setback from the eaves, the proposed rear dormer constitutes an incongruous and prominent addition to the host dwelling and would result in undue harm to the character and appearance of the surrounding street scene. The proposed development would not be well-designed and therefore fails to accord with Policies P3 and DM1 of the adopted 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 Plan, and the National Planning Policy Framework.
- 2 The proposed extensions would result in undue amenity harm to the occupants of the host dwelling due to the inadequate provision of internal space to the proposed rear-facing bedroom and the loss of the existing rear amenity space. The proposed development would fail to ensure an adequate standard of amenity for the host occupants and therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 17 November 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, this Decision Notice relates to the following submitted plans:

- o Location Plan - received 31/07/2025
- o Existing Site Plan - drawing no. 01 received 31/07/2025
- o Proposed Site Plan - drawing no. 06A received 22/09/2025
- o Existing Ground Floor Plan - drawing no. 02 received 31/07/2025
- o Existing Elevations - drawing no. 03 received 31/07/2025
- o Proposed Floor Plans - drawing no. 04A received 22/09/2025
- o Proposed Elevations - drawing no. 05 received 31/07/2025