

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00859/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 Moin Azmi

Part I - Particulars of Application

Date of Application: 2 September 2025

Proposal:	Proposed single / double storey extension including a porch and a balcony.
Location:	Little Nook Barn , Heywood Old Road, Middleton, Rochdale, M24 4GS

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 reason of their scale and size, the proposed extensions would amount to disproportionate additions to the host building and therefore comprise inappropriate development, and would be harmful to the visual and spatial openness of the area. Furthermore, the proposed extensions, taken individually or cumulatively would fail to be well-designed and would be harmful to the character and appearance of the host building and surrounding area. No very special circumstances exist which would outweigh the harm cause by inappropriateness, the harm to openness and the harm to the character and appearance of the host building and surrounding area and therefore the development proposals would not accord with the requirements of saved Policy D/10 of the Rochdale Unitary Development Plan, Policies G5, P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-G9 and JP-P1 of the adopted Places for Everyone Joint Development Plan and 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 10 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 avoidance of doubt the decision relates to the following plans

- Location Plan
- Proposed Site Layout Plan 11
- Proposed Ground Floor Plan 06
- Proposed First and Second Floor Plan 07
- Proposed Elevations 08
- Proposed Elevations 09