



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00919/HOUS

Name and address for correspondence:	Applicant name:
Zahir Sufi 32 Seymour Road Bolton BL1 8PG	NAUMAN YOUNAS SHOMAILA YOUNAS

Part I - Particulars of Application

Date of Application: 16 September 2025

Proposal:	Single storey rear extension, first floor side extension and rear dormer extensions including hip to gable and roof lights following demolition of existing conservatory
Location:	1 Mainway, Middleton, Rochdale, M24 1LE

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 its scale and form, the proposed side extension combined with the hip to gable roof extension would not read as a subservient addition to the host dwelling and would produce an expansive, and unbroken massing of significant width which would be uncharacteristic of the surrounding area. The result of the development would be an overly dominant and incongruous feature within the street scene that would give rise to adverse harm to character and appearance of the host dwelling and wider area. The proposed development therefore fails to be suitably well-designed 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', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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 25 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
- Existing and Proposed Site Plan 9200/001 Rev A
- Proposed Plans and Elevations 8000/001 Rev A