



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: 23/01316/HH42

Name and address for correspondence:	Applicant name:
Mr Belal Rashid BRTA Limited 11 Queen Street Oldham OL1 1RD United Kingdom	Mr Sameer Khan

Part 1 - Particulars of Application

Date of Application: 15 May 2024

Proposal:	Prior approval for a single storey rear extension measuring 5m from the original dwelling (with a maximum height of 3.30m and height to eaves to 2.80m)
Location:	323 Milnrow Road, Rochdale, OL16 5BU,

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 proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (i) and (k) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres. The proposed plans also indicate the alteration of a soil and vent pipe.

Date Decision Issued 20 June 2024

Melanie Hale

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:-

- Location Plan - received 04/12/2023
- Existing Site Plan - received 04/12/2023
- Proposed Site Plan - received 15/05/2024
- Existing Floor Plans, Elevations and Roof Plan - Drawing No. A101 received 15/05/2024
- Proposed Floor Plans, Elevations and Roof Plan - Drawing No. A102 received 15/05/2024