



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: 25/00636/HH42

Name and address for correspondence:	Applicant name:
Mr Joe Wilkinson 34 Whitegates Road Middleton M24 2GW	Mr Joe Wilkinson

Part 1 - Particulars of Application

Date of Application: 24 June 2025

Proposal:	Prior approval for single storey rear extension measuring 3.8m from the rear of the dwelling (with a maximum height of 3m)
Location:	34 Haugh Lane, Milnrow, OL16 3RB,

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 (d) 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 height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse.

Date Decision Issued 1 August 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: -

- Location Plan - drawing no. 01 received 24/06/2025
- Existing Site Plan - drawing no. 02 received 24/06/2025
- Proposed Site Plan - drawing no. 05 received 24/06/2025
- Existing Floor Plan - drawing no. 03 received 24/06/2025
- Existing Elevations - drawing no. 04 received 24/06/2025
- Proposed Ground Floor Plan - drawing no. 06 received 24/06/2025
- Proposed First Floor Plan - drawing no. 07 received 24/06/2025
- Proposed Elevations - drawing no. 08 received 24/06/2025
- Proposed Section A - drawing no. 09 received 24/06/2025
- Proposed Section B - drawing no. 10 received 24/06/2025