



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: 23/00979/HH42

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Fiaz Ahmed

Part 1 - Particulars of Application

Date of Application: 8 September 2023

Proposal:	Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 3.650m and height to eaves to 2.7m)
Location:	5 Jutland Avenue, Rochdale, OL11 5DP,

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 (j) 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 development would extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse.

Date Decision Issued 16 October 2023

Daniela Ripa
Interim 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
- 2054/2 Proposed Site Plan, Floor Plans and Elevations