



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Householder Planning Application

APPLICATION REFERENCE: PL/2026/0176

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| Applicant Mr Riaz Hussain 160 Belfield Road Rochdale OL16 2XT | Agent Mr Syed Helal Uddin 58 Southwood Drive Baxenden Accrington BB5 2PZ |
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Part I - Particulars of Application

Proposal: Two storey rear extension and alterations to the front elevation fenestration.
Location: 160 Belfield Road, Rochdale, OL16 2XT
Valid On: 24 February 2026

DECISION: REFUSE PERMISSION

Refusal(s) (3)

- 1 By virtue of its poor design, the loss of the existing front doorway and its replacement with a larger opening in a different position would not sit sympathetically with and would disrupt the visual cohesion of the street scene and the patterns of fenestration. In failing to take account of positive characteristics of the surrounding built environment, namely through failing to have regard to the pattern and proportions of fenestration present across the terrace, the development would comprise a harmful and unjustified alteration that would not be well-designed and therefore fails to comply with the requirements of the National Planning Policy Framework, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policies DM1 and P3 of the Rochdale Core Strategy and Council's 'Guidelines and Standards for Residential Development' SPD.
- 2 By virtue of the reduction in distance between the directly facing rear elevations of the application property and properties to the rear, the proposed two storey rear extension would result in unacceptable overshadowing and overbearing impacts to the rear windows and rear courtyard of no. 29 Belfield Old Road and the rear windows of no. 31 Belfield Old Road, to the detriment of the living conditions of the occupiers.

The application therefore fails to comply with Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

- 3 By virtue of its siting, size and design, the proposed two-storey rear extension would result in an unacceptable standard of residential amenity for the existing and future occupants of the resultant dwelling through the lack of provision of a suitably sized rear garden area. The proposal is therefore contrary to Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Date of Decision: 20/04/2026

Melanie Hale
Head of Planning

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.

| Your attention is drawn to the following (2) | |
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| 1 | 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. |
| 2 | For the avoidance of doubt, this decision relates to the following plans: <ul style="list-style-type: none">Drawing no. 2193. Page 1/2. Existing & Proposed Layout. Amended on 27/03/2026 |

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| | <ul style="list-style-type: none">• Drawing no. 2193. Page 2/2. Proposed Layout. Amended on 27/03/2026 |
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INFORMATIVE:

If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.