

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Householder Planning Application**

APPLICATION REFERENCE: PL/2026/0094

Applicant Mr Asrar Ul- Haq 3 Dell Side Way Rochdale OL12 6XX	Agent Mr Mohammad Tanvir Malik 30 Carlton Drive Wigston LE18 1DF
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Part I - Particulars of Application

Proposal: Part first floor, two storey and single storey side extension, part two storey part single storey rear extension including Juliet balcony, alteration to fenestration on elevations and associated works including landscaping following demolition of existing conservatory

Location: 3 Dell Side Way, Rochdale, OL12 6XX

Valid On: 25 February 2026

DECISION: REFUSE PERMISSION**Refusal(s) (3)**

- 1 By virtue of siting, size and scale, the proposed extension would fail to comply with the requirements of the Standards and Guidelines for Residential Development Supplementary Planning Document and therefore the proposed development and there the proposed extension would have an unacceptable and adverse effect on residential amenity of the occupiers of number 1 Dell Side Way though overshadowing, reduced outlook and overbearing impact. The proposed development is therefore contrary to the requirements of policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document, and National Planning Policy Framework.
- 2 By virtue of siting, size and scale, the proposed extension would fail to comply with the requirements of the Standards and Guidelines for Residential Development Supplementary Planning Document and therefore the proposed development would have an unacceptable and adverse effect on residential amenity of the occupiers of number 32 Fallowfield Drive

through significant overlooking of the first floor rear facing habitable rooms and the private rear garden area and adverse loss of privacy for its occupiers. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

- 3 The addition of the proposed Juliet balcony and flat roofed element of the proposed extension would have the potential to result in significant loss of privacy to the rear windows on the first floor of numbers 5 Dell Side Way and 32 Fallowfield Drive and overlooking of the private gardens of numbers 5 Dell Side Way and 32 Fallowfield Drive. As such it is considered that the proposal would have the potential to unduly impact on the amenity of present and future occupiers of numbers 5 Dell Side Way and 32 Fallowfield Drive. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

Date of Decision: 21/04/2026

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)	
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 avoidance of doubt this decision related to the following plans: • Location Plan. Drawing number: M1705/22-01 • Block Plans. Drawing number: M1705/22-02 • Roof Plans. Drawing number: M1705/22-09 • Existing G.F. Plan. Drawing number: M1705/22-03 • Existing 1st. Floor Plan. Drawing number: M1705/22-04 • Existing Elevations. Drawing number: M1705/22-05 • Proposed G.F. Plan. Drawing number: M1705/22-06 • Proposed 1st. Floor Plan. Drawing number: M1705/22-07 • Proposed Elevations. Drawing number: M1705/22-08

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

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>.