



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Householder Planning Application

APPLICATION REFERENCE: 25/01121/HOUS

Applicant Abdul Hye 26 Footwood Crescent Rochdale OL12 6PB	Agent Aiden Phillips-Whalley James Campbell Associates Campbell House 173 Rochdale Road Firgrove Milnrow Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Erection of raised decking with balustrade and screening – part retrospective

Location: 26 Footwood Crescent, Rochdale, OL12 6PB

Valid On: 4 November 2025

DECISION: REFUSE PERMISSION

Refusal(s) (1)

- 1 The proposed raised platform with the proposed screening would be sited closing the boundary with number 28 Footwood Crescent and number 18 Foot Mill Crescent. The proposed raised platform with the proposed screening would have dominant and overbearing impact on the rear habitable windows and garden areas of number 28 Footwood Crescent and number 18 Foot Mill Crescent. Additionally, the proposed raised platform with the proposed screening would represent poor design and appear as dominant additions. The development, therefore, does not comply with policy JP-P1 of the Places for Everyone Joint Development Plan, policies DM1 and P3 of the Rochdale Council Core Strategy, and Rochdale Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Date of Decision: 27/04/2026

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 the avoidance of doubt, this decision relates to the following plans: <ul style="list-style-type: none">• Site Location Plan• Existing & Proposed Block Plans. Drawing number: 25.3675.7• Previous Details. Drawing number: 25.3675.1• Existing Details. Drawing number: 25.3675.3• Proposed Details. Drawing number: 25.3675.5• Previous Elevations. Drawing number: 25.3675.2• Existing Elevations. Drawing number: 25.3675.4• Proposed Elevations. Drawing number: 25.3675.6

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>.