

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

APPLICATION REFERENCE: PL/2026/0203

Applicant Kieran Bennett 20 Crossgates Road Milnrow Rochdale OL16 3EW	Agent Aiden Phillips-Whalley Campbell House 173 Rochdale Road Firgrove Milnrow Rochdale OL16 3BN
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Part I - Particulars of Application

Proposal: Two storey side extension with front and rear dormers and formation of new door opening on front elevation to replace existing window.
Location: 20 CROSSGATES ROAD, MILNROW, ROCHDALE, OL16 3EW
Valid On: 17 March 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 By virtue of their size, scale, design and materiality the cumulative appearance of the proposed extensions would appear a wholly dominant and obtrusive addition to the host dwelling that would unbalance the shared appearance with the adjoining dwelling and appear unduly prominent and incongruous within the context of the surrounding area and causing detrimental harm to its character and appearance. The proposed extensions would erode the sense of spaciousness between the properties resulting in a development which would be a disproportionate addition and therefore does not accord with policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Date of Decision: 12/05/2026Melanie 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 notice relates to the following documents and drawings: -Application Form -Amended Proposed Details - Proposed Side Extension and Front and Rear Dormers - Drawing Number 26.3746.SC2.1D -Amended Proposed Block Plan - Proposed Side Extension and Front and Rear Dormers - Drawing Number 26.3746.2A

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>.