

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

APPLICATION REFERENCE: PL/2026/0253

Applicant Mr M R Bhatti 5 Ruskin Road Rochdale OL11 2RT	Agent Mr Mohammed Farooq 418 Bury Road Rochdale OL11 5EU
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Part I - Particulars of Application

Proposal: Change of use of existing side extension to form a self-contained dwelling including alteration of existing window into a new doorway to front elevation, (Retrospective)

Location: 5 Ruskin Road, Rochdale, OL11 2RT

Valid On: 27 March 2026

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

- 1 The proposed development will result in the new dwellinghouse created with habitable rooms that will have a total floorspace which falls substantially below the relevant Nationally Described Space Standards , in direct contravention of the requirements of Places for Everyone Policy JP-H3. The proposals will receive limited amounts of natural daylight by reason of the narrow design of the new dwellinghouse, the arrangement and design of windows, need for obscure glazing and north orientation, that would have a detrimental impact upon on the residential amenity of future occupants of the dwelling. Overall, the proposals fall exceedingly short of the expectations of Policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 22/05/2026Melanie 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 relates to the following plans: • 2406 - block plan • 2406 - floor plans • 2406 - existing plans • 2406 - Application form • 2406 - elevational plans

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>.