

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

APPLICATION REFERENCE: PL/2026/0287

|                                                                                       |                                                                           |
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| <b>Applicant</b><br>Mr Jamil Ul Rehman<br>10 Mayfield Terrace<br>Rochdale<br>OL16 2NQ | <b>Agent</b><br>Mr Stewart Rothwell<br>564 Bolton Road<br>Bury<br>BL8 2DU |
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**Part I - Particulars of Application**

**Proposal:** Part single part two storey rear extension  
**Location:** 10 Mayfield Terrace, Rochdale, OL16 2NQ  
**Valid On:** 9 April 2026

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

- 1 By virtue of its size, scale, massing, built form and design, the proposed part two storey part single storey rear extension would constitute a cluttered, unsympathetic and incongruous addition to the host dwelling which would represent poor design and appears out of keeping to the appearance of the host dwelling. The poor design of the proposed part two storey part single storey rear extension is further exacerbated by failure of the windows to line up. The proposed development represents an unsatisfactory standard of design and constitutes undue visual harm to the character and visual appearance of the host dwelling and the wider street scene. The proposed development therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Guidelines and Standards for Residential Development Supplementary Planning Document, Policy JP-P1 of the adopted Places for Everyone Joint Development and the National Planning Policy Framework.

**Date of Decision:** 04/06/2026

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                                            | <p>For the avoidance of doubt the decision relates to the following plans:</p> <p>Location Plan</p> <p>Existing Site Plan and Proposed Site Plan</p> <p>Sheet 1 – Existing Plans &amp; Elevations</p> <p>Sheet 2 – Proposed Plans &amp; Elevations</p>                                                                                                                                                             |

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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>.