

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

APPLICATION REFERENCE: PL/2026/0088

Applicant

Mr Asim Javed
28 Cecil Street
Rochdale
Lancashire
OL11 1NH

Part I - Particulars of Application**Proposal:** Proposed single-storey rear extension and first floor infill extension**Location:** 22 HAWTHORN ROAD, ROCHDALE, OL11 5JQ**Valid On:** 27 February 2026**DECISION: REFUSE PERMISSION****Refusal(s) (1)**

- 1 The application is not supported by accurate and consistent plans, with discrepancies between the site plan, floor plans and elevations. As a result, the Local Planning Authority cannot clearly establish the development proposed or adequately assess its impacts. The proposal is therefore contrary to Policies DM1 and P3 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Date of Decision: 17/06/2026

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	For the avoidance of doubt, this decision is based on the following plans/documents: • Application Form • Site Plan • DWG No. A-03 (Proposed Ground Floor Plan) • DWG No. A-04 (Proposed First Floor Plan) • DWG No. A-05 (Existing and Proposed Rear Elevation) • DWG No. A-06 (Existing and Proposed Front Elevation) • DWG No. A-07 (Existing and Proposed Right Elevation)
2	Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Significant additional time has been afforded to the applicant to provide accurate drawings to resolve the identified issues. However, the submitted information has still not satisfactorily addressed these concerns and, as such, it has not been possible to approve the application.

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

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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>.