

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

APPLICATION REFERENCE: PL/2026/0492

Applicant Mr S Khan 61 Brimrod Lane Rochdale OL11 4QF	Agent Mr R Anwar Suite 4 The White House 42-44 Chorley New Road Bolton Lancashire BL1 4AP
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Part I - Particulars of Application

Proposal: Two storey side extension and part two storey, part single storey rear extension following demolition of existing conservatory

Location: 61 BRIMROD LANE, ROCHDALE, OL11 4QF

Valid On: 1 June 2026

DECISION: REFUSE PERMISSION**Refusal(s) (2)**

- 1 The proposed developments, by virtue of their scale, massing, and design, would appear as incongruous and overly dominant additions to the existing dwelling which fail to appear subservient to the existing dwelling. The proposed developments would therefore be harmful to the character of the existing dwelling and surrounding street scene and fail to take the opportunity to raise the standard of design more generally within the area. The proposed developments therefore fall contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy and Paragraph 139(b) of the National Planning Policy Framework.
- 2 The proposed rear extensions, by virtue of their depth, scale and siting, would result in an unacceptably overbearing and oppressive form of development when viewed from the adjoining dwelling No. 63 Brimrod Lane. The proposed developments would breach the Council's adopted 45-degree and 30-degree guidance for rear extensions, resulting in an unacceptable loss of outlook and likely loss of light to neighbouring occupiers. The proposed developments are therefore considered to be detrimental to the

amenity that neighbouring occupiers can reasonably expect to enjoy, contrary to Policy DM1 of the adopted Rochdale Core Strategy and Paragraph 135 of the National Planning Policy Framework.

Date of Decision: 16/07/2026

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 relates to the following plans/documents: • Application Form • DWG No. RAD/3502/26/1/RevA (Existing and Proposed Plans)
2	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.

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>.