

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

APPLICATION REFERENCE: PL/2026/0485

Applicant Mr Thomas Paul Madden 68 Croft Head Drive Milnrow Rochdale OL16 3UZ	Agent Mr Healey 63 Dale Street Milnrow Rochdale OL16 3NJ
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Part I - Particulars of Application

Proposal: First floor side extension and front porch extension**Location:** 68 CROFT HEAD DRIVE, MILNROW, OL16 3UZ**Valid On:** 28 May 2026**DECISION: REFUSE PERMISSION****Refusal(s) (1)**

- 1 The proposed first floor side extension, by virtue of their width, depth, scale and siting, would result in an unacceptably overbearing and oppressive form of development when viewed from the neighbouring dwelling No. 66 Croft Head Drive. The proposed developments would breach the Council's guidance for space standards between principal facing windows, resulting in an unacceptable loss of outlook and loss of light to the 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: 23/07/2026Melanie 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	For the avoidance of doubt, this decision relates to the following plans/documents: • Application Form • HC-26365-(20)-03 - PROPOSED FLOORPLANS • HC-26365-(20)-04 - PROPOSED ELEVATIONS • HC-26365-(60)-01 - Location Plan • HC-26365-(60)-02 - EXISTING AND PROPOSED BLOCK PLANS • HC-26365-(20)-02 - EXISTING ELEVATIONS • HC-26365-(20)-01 - EXISTING FLOORPLANS
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>.