

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

APPLICATION REFERENCE: PL/2026/0427

Applicant Ms Shenaz Ahmed 3 Clover View Rochdale OL16 2YX	Agent Nada Tariq 15 The Roundway Leeds LS27 0JR
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Part I - Particulars of Application

Proposal: Erection of one dwelling house with associated car parking and landscaping
Location: 3 CLOVER VIEW, ROCHDALE, OL16 2YX
Valid On: 10 June 2026

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

- 1 The proposed development would result in a cramped and contrived form of development requiring the creation of an irregular and splayed site boundary which would encroach into an established shared parking area in order to provide a functional residential plot. The resulting layout would appear incongruous and out of character with the established pattern of development along Clover View, which is characterised by regular, linear plots, and would fail to integrate appropriately with the surrounding townscape. The proposal therefore represents an unacceptable form of overdevelopment which would be harmful to the character and visual amenities of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's Guidelines and Standards for Residential Development SPD, and paragraphs 135 and 139 of the National Planning Policy Framework.
- 2 The proposed dwelling fails to demonstrate compliance with the Nationally Described Space Standard. The development would provide insufficient gross internal floorspace for a three-bedroom dwelling and would fail to provide bedroom accommodation of an adequate size to meet the minimum standards set out within the NDSS. Furthermore, insufficient information has

been submitted to verify that the proposed loft accommodation would provide sufficient floorspace with a minimum headroom of 1.5 metres. Consequently, the proposal would fail to provide an acceptable standard of amenity and living conditions for future occupiers, contrary to Policy JP-H3 of the Places for Everyone Joint Development Plan.

Date of Decision: 30/07/2026

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	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/documents: • Application Form • Biodiversity Exemption Form • DWG No. 035-P01 (Location Plan) • DWG No. 035-P02 (Existing and Proposed Block Plans) • DWG No. 035-P03 (Proposed Site Plan) • DWG No. 035-P04 (Proposed Floor Plans) • DWG No. 035-P05 (Proposed Elevations) • DWG No. 035-P06 (Proposed Landscape) • DWG No. 035-P07 (Proposed Street Scene)

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>.