

**TOWN AND COUNTRY PLANNING ACT 1990 & TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(as amended)**

Prior Approval Part 1 Class A.1(ea): Larger Home Extension

APPLICATION REFERENCE: NOT/2026/0514

Applicant Mr Salman Khan 1 Medley Street Rochdale OL12 0RQ	Agent Mr Mohammed Farooq (Building Design Services) 418 Bury Road Rochdale OL11 5EU
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Part I - Particulars of Application

Proposal: Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.98m and height to eaves to 2.98m)

Location: 1 Medley Street, Rochdale, OL12 0RQ

Valid On: 30 June 2026

DECISION: PRIOR APPROVAL REQUIRED AND REFUSED

Refusal(s) (1)

- 1 By virtue of its siting, depth and design, the proposed extension would result in an unacceptable loss of amenity for the occupiers of the adjoining property at No. 3 Medley Street by reason of a loss of light and outlook to the rear-facing window, an increased sense of enclosure, and an overbearing impact upon the rear garden area. As such, the proposed development would fail to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, the Council's Guidelines and Standards for Residential Development SPD and Paragraph 135 of the National Planning Policy Framework.

Date of Decision: 07/08/2026

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 (1)	
1	For the avoidance of doubt, the decision relates to the following drawings:- • Location Plan • Existing Plans. Dwg no. 2435/1 • Proposed Floor Plan. Dwg no. 2435/2 • Proposed Elevations and Site Plan. Dwg no. 2435/3. Received 10.07.2026

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>.