

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

APPLICATION REFERENCE: PL/2026/0548

Applicant Cattermole 80 Little Clegg Road Littleborough Rochdale, OL15 0EF	Agent Peter Purcell Old Mill Cottage Ealees Littleborough OL150HJ
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Part I - Particulars of Application

Proposal: Front dormer extension**Location:** 80 LITTLE CLEGG ROAD, LITTLEBOROUGH, OL15 0EF**Valid On:** 16 June 2026**DECISION: REFUSE PERMISSION****Refusal(s) (1)**

- 1 The proposed front dormer extension, by reason of its siting on the principal elevation, scale, width, flat-roof form and appearance, would result in a visually prominent, incongruous and intrusive addition that would fail to respect the character, proportions and architectural form of the host dwelling. The development would disrupt the simple and uniform roofscape of the late nineteenth-century terraced row and erode the architectural cohesion which makes a positive contribution to the character and appearance of Little Clegg Road and the wider historic townscape. As a result, the proposal would appear harmful within the street scene and would fail to respond positively to the established character, identity and visual quality of the area. The proposal is therefore contrary to Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone, the design objectives of the National Planning Policy Framework, and the Council's adopted Guidelines and Standards for Residential Development SPD.

Date of Decision: 10/08/2026Melanie 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 (1)	
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.

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>.