

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

APPLICATION REFERENCE: PL/2026/0519

Applicant Mr Arfan Ali 3 Hardy Street Oldham Lancashire OL4 1AA	Agent Mr Steven King First Floor 5 Queen Street Oldham OL1 1RD
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Part I - Particulars of Application

Proposal: Two storey side extension and part two storey, part single storey rear extension with the application of render to existing rear elevation following demolition of existing garage and conservatory

Location: 2 MINORCA CLOSE, ROCHDALE, OL11 5RP

Valid On: 8 June 2026

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

- 1 The proposed development, by virtue of the siting, scale, massing and design, would appear as incongruous, overly dominant additions to the existing dwelling which would fail to appear subservient. The proposed two-storey side extension would be readily visible from the surrounding street scene and would read as a dominant and unsympathetic addition which fails to respect the character of its surroundings. The proposed development is therefore contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the National Planning Policy Framework.
- 2 The proposed two-storey rear extension, by virtue of its scale, orientation of the existing dwelling, and close proximity to the common boundary with No. 4 Minorca Close, would give rise to an unacceptable sense of overlooking towards the rear private amenity space of No. 4. The proposed development would therefore be detrimental to the amenity that No. 4 Minorca Close can reasonably expect to enjoy, and the proposal is considered contrary to

Policy DM1 of the adopted Rochdale Core Strategy and Paragraph 135 of the National Planning Policy Framework.

Date of Decision: 11/08/2026

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)	
3	The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

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>.