

Town and Country Planning Act 1990: Town and Country Planning (Development Management Procedure) (England) Order 2015: Notice of Refusal of Planning Permission

Reference: PA/2025/1660
Applicant: Mr Carl Rooney
Agent: Mr Carl Rooney

Date of Issue: 13/01/2026

Part 1 – Particulars of Application

Location: 18 Rock Street, Salford, M7 2DQ
Proposal: Loft conversion with construction of dormer to front roof slope

Part 2 – Particulars of Decision

Refuse

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby REFUSE permission for the above development for the following reason(s);

Refusal Reasons (1)

- 1 The proposed development would represent an incongruous, overly large and poorly designed addition to the front roof slope that would fail to respect the character and proportions of the host dwelling, and would result in a detrimental impact on the positive character of the area and its local identity and townscape, contrary to Policies D1, D2 and D8 of the Salford Local Plan: Development Management Policies and Designations, Policy HE10 of the House Extensions Supplementary Planning Document and the National Planning Policy Framework.

Article 35 Declaration

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.

Signed



John Searle
Executive Director of Place

Further Information:

You can find advice in regard to your rights of appeal at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making a Building Regulations application, contact Salford City Council Building Control Team by email building.control@salford.gov.uk, or see our website at www.salford.gov.uk/planning-building-and-regeneration/building-regulations.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.