ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

# REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 21/00332/HH42

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Stewart Rothwell<br>564 Bolton Road<br>Bury<br>BL8 2DU | Mr Shaihzad Khan |

Part 1 - Particulars of Application

Date of Application: 5 March 2021

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|---|---|
| **Proposal:** | **Prior notification for a single storey rear extension measuring 5m from the rear of the original dwelling (with a maximum height of 3.8m and height to eaves 2.7m)** |
| **Location:** | **14 Verdun Crescent, Rochdale, OL11 5DT** |

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

**Reason for Refusal:**

1 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no.12 and 16 Verdun Crescent due to a loss of light and outlook to the rear ground floor windows and an overbearing impact on the rear outdoor amenity space. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Date Decision Issued 9 April 2021



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Signed on behalf of the Council

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt, the decision relates to the following drawings:-

- Existing Plans and Elevations (Sheet 1)
- Proposed Plans and Elevations (Sheet 2)
- Proposed Sections (Sheet 3)
- Site Plan Scale 1:200
- Location Plan