ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00403/HOUS

Name and address for correspondence:	Applicant name:
Mr David Dickinson Birtenshaw Construction 46 Birtenshaw Crescent Bolton BL7 9LU	Mr Mohammed Ali

Part I - Particulars of Application

Date of Application: 5 April 2021

Proposal:	**Front porch and single storey rear extension following demolition of existing conservatory**
Location:	**99 Bentley Street, Rochdale, OL12 6PA**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **REFUSED** for the carrying out of the development referred to in Part I hereof for the following reason(s).

Reasons:

1 By virtue of its siting, size and design, the proposed single storey rear extension would result in an undue loss of amenity for the occupiers of number 97 Bentley Street due to a loss of light and outlook to the rear window and 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.

2 By virtue of its siting, size and design, the proposed single storey rear extension would result in inadequate light and outlook for the proposed room labelled as 'dining/kitchen' to the detriment of the amenity of its occupiers. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines for Residential Development' SPD and the National Planning Policy Framework.

Procedure Statement:

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.

Date Decision Issued 11 June 2021



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Signed on behalf of the Council

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.

For the avoidance of doubt, this decision notice relates to the following plans:
Location plan
Existing site plan
Proposed site plan
Existing floor plan and elevations
Proposed elevations
Proposes floor plan and section