ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01349/HOUS

Name and address for correspondence:	Applicant name:
Mr Nadeem Arham 1 Rough Hey Walk Rochdale OL16 5SU	Mr Nadeem Arham

Part I - Particulars of Application

Date of Application: 14 December 2018

Proposal:	**Two storey front and side extension and front dormer extension together with new first floor side window - Resubmission of 18/00717/HOUS**
Location:	**1 Rough Hey Walk, Rochdale, OL16 5SU**

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 The proposed front extension and dormer extension would constitute a dominant addition to the host dwelling and would erode the asymmetrical design of the southern roof slope shared along the terrace of 1-7 Rough Hey Walk. As such the proposal is considered to be contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards for Residential Development' SPD and the National Planning Policy Framework.

2 By virtue of its close proximity to the front habitable room windows of 119 Moss Street, the proposed bedroom window within the eastern side elevation of the proposed two storey side extension would result in an unacceptable standard of privacy and amenity for the occupiers of 119 Moss Street and 1 Rough Hey Walk. Therefore the proposal is considered to be contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted 'Guidelines & Standards for Residential Development' SPD and the National Planning Policy Framework.

3 Due to the close proximity of the side elevation of numbers 2 and 4 Millfield Grove, the south facing habitable room windows within the proposed front extension would receive an unacceptable level of light and outlook. The proposal would therefore provide a poor standard of amenity for existing and future occupiers of the dwelling, contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards 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 8 February 2019



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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 relates to the following plans:

- Block and Site Plan - Revision B
- Elevations as Existing - Revision A
- Elevations as Proposed - Revision B
- Elevations and Plans as Existing - Revision A
- First Floor Plan as Proposed - Revision B
- Ground Floor Plans as Proposed - Revision B
- Second Floor Plan as Proposed - Revision B