ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00468/HOUS

Name and address for correspondence:	Applicant name:
Mr Justyn Lambert Magnus Technical Engineering Ltd Suite 1A Blackthorn House Skull House Lane APPLEY BRIDGE WN6 9DB	Mr OMBLER

Part I - Particulars of Application

Date of Application: 24 April 2019

Proposal:	**Front dormer extension and alterations to rear elevation including construction of balcony at first floor level**
Location:	**35 Newall Street, Littleborough, OL15 9DP**

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 Due to the siting, size and design of the proposed front dormer extension, this feature would be an unduly prominent and incongruous addition to the application property and wider street scene. As such the proposal would have a harmful impact upon the character of the host property, the wider terrace and the street scene and would fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed rear balcony would result in overlooking of neighbouring private amenity space, particularly to nos. 33 and 37 Newall Street and as such would have an unacceptably harmful effect on the neighbouring occupants. The proposal would therefore fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy 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 19 June 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:

- Site Location Plan
- Existing Layouts Drawing No. OMBLER/01 Dated Oct '18
- Proposed Layouts Drawing No. OMBLER/02 Dated Oct '18 (received 23 May 2019)