ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01087/HOUS

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	Mrs Karen Brown

Part I - Particulars of Application

Date of Application: 17 December 2018

Proposal:	**Single storey pitched roof rear extension**
Location:	**20 Prospect Street, Heywood, OL10 2BB**

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 its size, siting and design, the proposed extension would significantly overshadow and have an overbearing impact upon the occupants of the adjoining no.18 when viewed from the rear facing ground floor windows. As such, the proposal would fail to accord with the residential amenity aims of Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 The proposed extension would substantially reduce the amount of available private amenity space at the application property and it is considered that this space would be insufficent to meet the needs of the occupiers of the dwelling. As such the proposal would not accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and 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 11 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:
2019_09_01 Location Plan
2019_09_01-01 Existing and Proposed Site Plan
2019_09_01-02 Existing Ground Floor Layout
2019_09_01-03 Existing Elevations
2019_09_01-04 Proposed Ground Floor Layout
2019_09_01-05 Proposed Elevations