ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00021/HOUS

Name and address for correspondence:	Applicant name:
Mr Yaqoob Malik 12 Stratford Avenue Rochdale OL11 3RA	Mr Wasif Arshad

Part I - Particulars of Application

Date of Application: 6 January 2021

Proposal:	**Single storey rear extension**
Location:	**8 Wimbledon Drive, Rochdale, OL11 4NH**

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.

Reasons:

1 The proposed development would be detrimental to the amenity of the occupiers of both no.7 Wimbledon Drive and no.9 Wimbledon Drive through loss of natural light and outlook to the rear windows. Therefore the application is contrary to the relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the guidance contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) 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 February 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, the decision relates to the following drawings:-
- Location Plan
- Existing Site Plan, Existing Floor Plans, and Existing Elevations - Drawing No. A016_L(00)001
- Proposed Site Plan, Proposed Floor Plans, and Proposed Elevations - Drawing No. A016_L(00)002