ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00374/HOUS

Name and address for correspondence:	Applicant name:
Mr Mohammed Zohaib Miraj Architectural Design Unit B, 153 Great Ducie Street Manchester M3 1FB	Mr Mohammed Arshad

Part I - Particulars of Application

Date of Application: 22 May 2019

Proposal:	**Two storey rear extension**
Location:	**8 Tern Close, Rochdale, OL11 5QU**

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 As a result of the proximity of the first floor windows of the proposed rear extension to the boundary shared with nos. 9 and 11 Petrel Close, the proposed development would result in a significant loss of privacy and amenity to the rear windows and garden areas of these neighbouring properties. The proposal is therefore contrary to policies DM1 and P3 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 17 July 2019



.....
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:-

- Existing & Proposed Floor Plans, Drawing No. BUILDING/26158192-A
- Existing & Proposed Front & Rear Elevations, Drawing No. BUILDING/26158192-B
- Existing & Proposed Side Elevations, Drawing No. BUILDING/26158192-C
- Existing & Proposed Block Plans, Drawing No. BUILDING/26158192-D