ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01271/HOUS

Name and address for correspondence:	Applicant name:
MR BARRY BINNS BC Design 22 PRINTERS PARK HOLLINGWORTH HYDE SK14 8QH United Kingdom	MR THOMAS SEFA-SARPONG

Part I - Particulars of Application

Date of Application: 19 October 2020

Proposal:	**FIRST FLOOR SIDE EXTENSION**
Location:	**35 Walsingham Avenue, Middleton, M24 1SR**

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 proposal, by virtue of the size, scale, height, massing and projection of the extension and its proximity to the side and rear boundaries, would have a significant adverse impact on the amenity of adjacent occupiers due to its overbearing impact and overshadowing. The application therefore fails to accord with the 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 14 December 2020



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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 is based on the following plans:
- Location Plan
- Block Plan
- 20/1033