

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00304/HOUS

Name and address for correspondence:	Applicant name:
Mr Mohammad Yaseen 6 Dunster Avenue Rochdale OL11 3RD	Mr Mohammad Yaseen

Part I - Particulars of Application

Date of Application: 5 April 2023

Proposal:	Single storey rear extension
Location:	6 Dunster Avenue, Rochdale, Rochdale, OL11 3RD

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 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no.4 Dunster Avenue resulting from a loss of natural light and outlook to the rear ground floor windows and an overbearing impact on the rear outdoor amenity space. As such, the proposed development would fail to 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:

Date Decision Issued 31 May 2023

Daniela Ripa
Interim Head of Planning Services

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:-

- FO/03235825/1 LOCATION PLAN
- FO/03235825/2 PROPOSED LAYOUT AND SECTION
- FO/03235825/3 PROPOSED ELEVATIONS, EXISTING AND PROPOSED ROOF AND SITE PLAN