



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01465/HOUS

Name and address for correspondence:	Applicant name:
Mr Fahad Patel 45 Woodvale Avenue Bolton BL3 3HF	Mr Asad Ali

Part I - Particulars of Application

Date of Application: 8 December 2022

Proposal:	Two storey side and rear extension following demolition of the existing store
Location:	123 Hardwicke Street, Rochdale, OL11 1QJ,

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 scale, design and siting, the development is considered to represent an incongruous form of design and has not been constructed sympathetic to the existing dwelling. The development is considered and discordant to the character and scale of the dwellings surrounding. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- 2 By virtue of its siting, the upper floor rear windows of the two-storey rear extension are considered to pose an unacceptable overlooking impact to the rear gardens at no.3 and no.5 Arundel Avenue. Further to this, the proposal would not comply with Section 4 of the SPD separation distances for principal windows at upper floor level. As such, the proposal would not be constructed in accordance with policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 22 September 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 above decision relates to the following plans:

- Location plan and proposed site plan
- 01 Floor plans and elevations