



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01150/HOUS

Name and address for correspondence:	Applicant name:
Mr Rahul Rahman Adept Design Ltd 60 Waithlands Road Rochdale	Mrs Shabnam Ahmed

Part I - Particulars of Application

Date of Application: 12 December 2024

Proposal:	First floor roof extension to side and rear
Location:	64 Birchfield Drive, Rochdale, OL11 4NY,

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 their size, scale, and design, the proposed extensions to the host dwelling would constitute incongruous and poorly designed additions that would be detrimental to the visual amenity of the streetscene and the appearance of the dwelling when read with the adjoined property at No 62. The proposal does not therefore accord with policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
2. The proposed rear first floor extension would have a detrimental impact on the amenity of occupiers of 62 Birchfield Drive, due to the very close proximity a 5.6m high wall, along the shared boundary, would have upon the light provided into the ground floor habitable room window of No 62. Additionally, the proposal would result in an unduly overbearing impact upon the rear amenity space of the neighbouring property, by way of its size and scale. The proposed extension will result in a poor level of amenity upon the users of No 62 Birchfield Drive. As such it is considered that the proposal is contrary to Policies G9, P1 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of Places For Everyone Joint Development Plan, 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 6 February 2025

Melanie Hale
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.