ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00654/HOUS

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	LYNDAN SYKES

Part I - Particulars of Application

Date of Application: 16 May 2022

Proposal:	**Part single and part two storey rear extension with rear dormer following demolition of existing rear conservatory and render to all elevations**
Location:	**35A Smithy Bridge Road, Littleborough, Rochdale, OL15 8QF**

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 its siting, scale and design, the proposed flat-roofed dormer with would constitute an incongruous addition to the rear/side roof slopes and would also be out of keeping with the character of the area. The dormer would be visible from the adjacent public highways. The proposed dormer would therefore be visually harmful and detrimental to the visual amenity of the area, contrary to 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 The rear single-storey extension cumulatively projects out by 7.5 metres on the ground floor when added to an existing rear projection which therefore exceeds the limit of 3.0 metres advocated by the Council's guidance. This represents a form of development which would be harmful to the amenity of adjacent occupiers due overlooking and its oppressive and overbearing impact and a consequent loss of light. The proposal is therefore contrary to Policy DM1 'General Development Requirements' of the Core Strategy along with the Council's adopted Supplementary

Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

3 The rear first-floor extension cumulatively projects out by 4.5 metres on the upper floor when added to an existing rear projection which therefore exceeds the limit of 2.4 metres advocated by the Council's guidance. This represents a form of development which would be harmful to the amenity of adjacent occupiers due overlooking and its oppressive and overbearing impact and a consequent loss of light. The proposal is therefore contrary to Policy DM1 'General Development Requirements' of the Core Strategy along with 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 27 October 2022

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.

INFORMATIVE:
This Decision Notice relates to the following drawings:-

- Site location plan
- 22.2812.1 Existing floor plans
- 22.2812.2 Existing elevations
- 22.2812.3 Existing and proposed block plans
- 22.2812.SC1.1B Proposed floor plans
- 22.2812.SC1.2D Proposed elevations