ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00252/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Robert Spavin<br>Concept Studio Architecture Ltd.<br>51 Normanby Road<br>Worsley<br>Manchester<br>M28 7TS | Mr D Best |

Part I - Particulars of Application

Date of Application: 4 March 2021

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|---|---|
| **Proposal:** | **Single storey rear extension, render to property and single detached garage** |
| **Location:** | **28 Norford Way, Rochdale, OL11 5QS** |

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 detached garage would result in inadequate light and outlook for the room labelled as 'lounge', to the detriment of the amenity of its occupiers. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines for Residential Development' SPD and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed detached garage would be a prominent addition to the front of the host property. The addition would not be characteristic of the area and would unduly impact on the amenity of the street scene. It therefore conflicts with Core Strategy Policies DM1 and P3, the '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 28 April 2021



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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 notice relates to the following plans:
- CSA22_PL_001 - Location plan, existing site plan and existing floor plans
- CSA22_PL_002 - Existing and proposed elevations
- CSA22_PL_002 - Location plan, proposed site plan and proposed floor plan