ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01590/HOUS

Name and address for correspondence:	Applicant name:
MR AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOC. LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL163BN	LEANNE LEACH

Part I - Particulars of Application

Date of Application: 23 December 2020

Proposal:	**Part two storey/ part single storey rear extension with roller shutter door, including conversion of loft into office space and addition of roof lights to existing roof**
Location:	**35 Phyllis Street, Middleton, M24 2AQ**

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 part two storey/ part single storey rear extension would have an undue overbearing and overshadowing impact to the rear windows and garden at No.37 Phyllis Street. The proposal is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards for Residential Development' SPD and the National Planning Policy Framework.

2 As a result of its siting, scale and design, the proposed development would result in the amenity of the applicant property being unduly harmed. The close positioning of the proposed two storey rear extension to the two storey gable wall at no.12 Butterworth Street will result in the rear windows receiving limited light and outlook, therefore unduly harming the amenity of the occupiers. The proposed development also results in the applicant dwelling being left with limited garden space, hence causing further harm to the amenity of the occupiers. The proposal is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core

Strategy, the Council's 'Guidelines & 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 12 February 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 is based on the following plans:
- Site Location Plan
- Existing Floor Plans (20.2410.1)
- Proposed Details (20.2410.2C)
- Existing and Proposed Block Plans (20.2410.3)