ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00529/HOUS

Name and address for correspondence:	Applicant name:
Mr J Kendal 9 South Square Thorton Cleveleys FY5 LJP	Mr A Atzaz

Part I - Particulars of Application

Date of Application: 10 May 2019

Proposal:	**Two storey side extension**
Location:	**280 Kingsway, Rochdale, OL16 4AP**

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 design, being flush with the front elevation of the original dwelling, with matching ridge and eaves height as well as being within one metre of the side boundary, the proposed two storey side extension would not be a subservient addition to the host dwelling and would result in an unacceptable terracing effect with 282 Kingsway. As such the proposal would fail to respect the character and appearance of the host dwelling and the surrounding area. The proposal is therefore contrary to policy DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2 The proposed two storey side extension, by virtue of its orientation, proximity to the side boundary and projection beyond the rear of 282 Kingsway, would result in an undue overbearing impact and loss of light to the rear amenity space and habitable room windows belonging to 282 Kingsway. The proposal is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 5 July 2019



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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 relates to the following plans:-

- Location Plan and Existing and Proposed Plans and Elevations - JPP/1075_001
- Proposed Elevations - JPP/1075_002
- Proposed Ground Floor Plan - JPP/1075_003
- Proposed First Floor Plan - JPP/1075_004
- Section A - JPP/1075_005
- Section B and C - JPP/1075_006
- Roof Timbering Plan - JPP/1075_007
- Site Plan - JPP/1075_008