ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01253/FUL

Name and address for correspondence:	Applicant name:
Mr Mohammed J Akhtar MJA Ltd 1 Stratford Avenue Rochdale OL11 3RA England	Mr Shaukat Ali

Part I - Particulars of Application

Date of Application: 6 October 2020 Application No: 19/01253/FUL

Proposal:	**Erection of 8no 4 bedroom dwellings**
Location:	**Adjacent 13 Exeter Street, Rochdale, OL11 1JN**

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 The proposed development, by virtue of its design, layout, scale, bulk and massing, would result in visually intrusive, incongruous and poorly designed dwellings to the detriment of the character and appearance of the area. The front porch elements would be inappropriate in context, the proposed rear outriggers would have an inappropriate flat roof design, would not be well proportioned and would compound the already excessive density of the immediate area resulting in a cramped and visually intrusive form of development, whilst the setback positioning of the terraces from the highways would compromise and undermine the presence of strong building lines. Therefore, The proposed development fails to improve the character and quality of the area and is therefore 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 By reason of the positioning of the habitable room windows in the side elevations of the proposed outriggers which would result in bedroom windows directly facing each other at a distance of 4m, a significant amount of overlooking and loss of privacy would occur to the detriment of future occupiers. As such the proposal is contrary to

Policy DM1 of the adopted Rochdale Core Strategy, the Council's 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 26 November 2020



.....
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 list of submitted plans / drawings:

- As Existing Location Plan
- As Proposed Site Layout
- As Existing Site Layout
- As Proposed Elevations
- As Proposed Floor and Roof Layout