



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00134/HOUS

Name and address for correspondence:	Applicant name:
Mr Aiden Phillips-Whalley 36 Little Clegg Road Rochdale OL15 0EA	Mr Ashley Humphreys

Part I - Particulars of Application

Date of Application: 1 March 2024

Proposal:	Two storey rear extension
Location:	22 Seatallan Drive, Hollins, Middleton, Rochdale, M24 5AF,

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 extension would reduce the separation distance between the directly facing upper floor bedrooms of both the application property and no.18 Loughrigg Drive to 17.7m and therefore fails to comply with the requirements of section 4.1 of the Guidelines and Standards for Residential Development Supplementary Planning Document. By reason of the reduced separation distance between facing upper floor habitable room windows, the proposed extension would give rise to an unacceptable loss of privacy to the existing and future occupiers of both dwellings and therefore fails to adhere to the stringent requirements of Policy DM1 of the adopted Core Strategy and National Planning Policy Framework which above all seek to ensure that new development creates places with a high standard of amenity for existing and future users.

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 17 April 2024

Melanie Hale
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.