ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00553/HOUS

Name and address for correspondence:	Applicant name:
Mr M Sharif 71 Bamford Way Rochdale OL11 5JL	Mr M Sharif

Part I - Particulars of Application

Date of Application: 14 January 2020

Proposal:	**First floor side extension with enclosed balcony to rear and single storey rear extension**
Location:	**71 Bamford Way, Rochdale, OL11 5JL**

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 development would appear as an overbearing addition to the street scene, and erode the sense of space on the corner, therefore constituting poor design. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 As a result of its scale and siting, the proposed extension would unduly impact on the amenity of the occupants of number 19 Wordsworth Way through loss of light and outlook and an overbearing impact on the side first floor windows. It is therefore considered that the proposed development would not accord with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 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 9 March 2020



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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, the decision relates to the following plans:
- Location and Site Plan - Dwg. No.: - 6
- Proposed ground floor plans - Dwg. No.: - 3
- Existing floor plans - Dwg. No.:- 1
- Existing elevation - Dwg. No,: - 2
- Proposed elevations - Dwg. No.:- 4
- Proposed first floor plans - Dwg. No.: - 4