ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00429/HOUS

Name and address for correspondence:	Applicant name:
Mr MOHAMMED YASEEN 2 KEBLE AVENUE OLDHAM OL8 4BJ	Mr Wajid Hussain

Part I - Particulars of Application

Date of Application: 7 May 2019

Proposal:	**Single storey rear extension, construction of off road parking space and erection of boundary wall up to 1.84m high**
Location:	**1 Cedar Road, Middleton, M24 2FS**

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 rear extension would project 16.5m from the rear elevation of the host property and would be set immediately adjacent to the shared boundary with no. 3 Cedar Road. As a result, it is considered that the extension would have an overbearing impact on the occupiers of the adjoining property. In particular, it would result in a tunnel-effect, in collaboration with the conservatory extension at no. 3, with respect to the ground floor window in the rear elevation of the adjoining property and would also have an oppressive impact on the rear garden space at no. 3, given the projection along the near full-length of the garden boundary and the height of the extension above the existing boundary treatment. The proposed rear extension would therefore be contrary to the residential amenity objectives of the 'Guidelines and Standards for Residential Development' SPD, Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed boundary wall would constitute an imposing feature within the street scene and as a result of its scale, design and proposed finishing materials would jar when read alongside existing front boundary treatments along Kenyon Lane and Cedar Road. As a result, the proposed development would fail to meet expected high standards of design and visual appearance or contribute positively to the townscape;

accordingly it is considered that the proposed development would fail to comply with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The application is accompanied by insufficient information to demonstrate that the proposed rear extension would not adversely impact on the health, condition and life-span of the existing mature tree within the rear garden of no. 8 Birchwood Road immediately adjacent the shared boundary. The proximity of the proposed extension to the tree would be likely to impact on the root system of the tree and result in its decline. Accordingly, the proposed development is considered to be contrary to Policies P3 and G6 of the adopted Rochdale Core Strategy 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 1 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.

INFORMATIVE:
For the avoidance of doubt, this decision notice relates to the following list of submitted plans / drawings:

- WH10419 Elevations and Floor Plans Revision A (including Location Plan)