ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00394/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr MARTIN ASHWORTH<br>JAMES CAMPBELL ASSOCIATES<br>CAMPBELL HOUSE<br>173 ROCHDALE RD<br>FIRGROVE, MILNROW<br>ROCHDALE<br>OL16 3BN | Suzanne Barlow |

Part I - Particulars of Application

Date of Application: 5 April 2019

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|---|---|
| **Proposal:** | **Two storey rear extension following demolition of existing single storey rear extension** |
| **Location:** | **6 Ullswater Grove, Heywood, OL10 2BL** |

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 In light of the substandard separation distance between the rear wall of the extension and the adjacent flats to the south west at Walton Close, the proposed extension may result in a loss of privacy to the occupants of the neighbouring flats and would fail to provide an adequate standard of amenity for occupants of the host property. The proposed development would therefore be contrary to the requirements of Policy DM1 of the 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 31 May 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:
This decision relates to the following plans/documents:

- Site Location Plan
- Existing Details drawing no. 19.1966.1
- Proposed Details drawing no. 19.1966.2C
- Proposed Elevations drawing no. 19.1966.3
- Existing and Proposed Block Plan drawing no. 19.1966.4