

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01255/OUT

Name and address for correspondence:	Applicant name:
Mr Simon Casey BlueChip Architecture Ltd 18 Botany Road Worsley Manchester M30 8JS	Thomas

Part I - Particulars of Application

Date of Application: 13 February 2025

Proposal:	Outline application (including access, appearance, landscaping, layout and scale) for the erection of one dwelling
Location:	Land Front Of Dunnderdale Hill Development, Langley Lane, Middleton M24 5AN

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).

Reason:

- 1 The proposed development by reason of the layout and siting of the proposed residential garden curtilage immediately adjacent to existing residential dwellings, will create an unacceptably harmful loss of privacy for future and existing occupiers.

The existing dwellings (No 2 and 48 Dunnderdale Hill) will overlook the proposed dwelling's garden curtilage to an unacceptable degree. Similarly, the occupiers of No 2 will suffer overlooking and loss of privacy from the garden curtilage of the proposed dwelling into their ground floor habitable windows.

For these reasons the proposed development is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the guidance contained within the Council's Guidelines and Standards for Residential Development SPD.

Procedure Statement:

The development does not 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 22 May 2025

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.