ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01277/FUL

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	Mr & Mrs Bendix

Part I - Particulars of Application

Date of Application: 8 January 2019 Application No: 18/01277/FUL

Proposal:	**Two storey side extension, single storey front extension and alterations to existing front and rear elevations**
Location:	**7 Sunningdale Drive, Heywood, OL10 2DB**

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 Due to their size, siting and scale, cumulatively, the two storey side extension, alterations to the front elevation and front extension would overwhelm the character and appearance of the application property. As a result of these alterations and extensions, it would appear out of character with the existing built forms within the street scene and would fail to accord with policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

2 Due to its size, siting and design, the erection of the proposed, two storey side extension would result a significant loss of light to and would have a significant oppressive impact upon the occupants of No.5 Sunningdale Drive when viewed from the rear facing windows. As such, it would fail to accord with the Guidelines and Standards for Residential Development Supplementary Planning Document, 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 1 March 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.

For the avoidance of doubt, this decision relates to the following plans:

- Existing & Proposed Roof Plans (2018 10 01-12)
- Existing and Proposed Site Plan (2018 10 01-01 Rev A)
- Proposed Side Elevation (2018 10 01-10 Rev A)
- Existing & Proposed Side Elevation (2018 10 01-11)
- Existing: Ground Floor Plan (2018 10 01-02)
- Existing: Rear & Side Elevation (2018 10 01-05)
- Proposed: Rear Elevation (2018 10 01-09)
- Existing: First Floor Plan (2018 10 01-03)
- Existing: Front Elevation (2018 10 01-04)
- Proposed: First Floor Plan (2018 10 01-08)
- Proposed First Floor Plan (2018 10 01-07 Rev B)
- Proposed: Ground Floor Plan (2018 10 01-05)