



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00026/HOUS

Name and address for correspondence:	Applicant name:
Mr Belal Rashid BRTA Limited 11 Queen Street Oldham OL1 1RD	Mr Raja Shahbaz Saleem

Part I - Particulars of Application

Date of Application: 15 January 2025

Proposal:	Front and rear dormer, part single storey party two storey rear extension
Location:	36 Arthur Street, Rochdale, OL12 6SJ,

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 poor design, the development as carried out, is considered to be excessive, domineering, and incongruous relative to the host dwelling and surrounding context. As such, the design is especially harmful to the character and appearance of the street scene and surrounding built environment, and fails to accord with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policies DM1 and P3 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.
- 2 By virtue of its siting and scale, the development as carried out, is considered to have an unacceptable impact on the amenity of future occupants of the dwelling and neighbouring occupants. The development does not provide an adequate amount of useable garden space which could serve the necessary requirements of a family dwelling. The proximity of rear and side facing ground floor windows to facing elevations would effectively limit the penetration of natural light to the ground floor to that provided by the single, ground floor front facing window. The development would also adversely affect the amenity of neighbouring occupants at no. 75 Mitchell Street by unduly reducing the amount of outlook and natural light received by no.75's rear facing windows. The development therefore fails to accord with the National Planning

Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

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 5 March 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.

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.

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

- Title Plan, HM Land Registry (SD 8813)
- Location plan
- Proposed floor plans and elevations: A102
- Proposed block plan