ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00012/HOUS

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS Phil Corns Architectural Services Ltd 142 Elmsfield Avenue Norden Rochdale OL11 5XA	Mr & Mrs CASTELLO

Part I - Particulars of Application

Date of Application: 24 December 2018

Proposal:	**Proposed single storey side and rear extension**
Location:	**13 Grange Road, Middleton, M24 2UD**

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 proposal, as a result of its projection beyond the rear elevation of 11 Grange Road and proximity to the shared boundary, would result in an undue overbearing impact upon the rear habitable room windows and yard area belonging to 11 Grange Road to the detriment of the amenity of the existing and future occupants. The proposal is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Date Decision Issued 18 February 2019

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Signed on behalf of the Council

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.

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.