ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01534/FUL

Name and address for correspondence:	Applicant name:
Mr Samie Kayani Ik Architecture Ltd 3, 2 Canning Street Liverpool L87NP	Mr Irtaza Bukhari

Part I - Particulars of Application

Date of Application: 28 January 2021 Application No: 20/01534/FUL

Proposal:	**Erection of one detached dwelling to side garden including landscaping and boundary treatments and creation of off-street parking to existing dwelling**
Location:	**1 Hollowspell, Rochdale, OL12 9AW**

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 proposed dwelling would unacceptably erode the open nature of the corner plot between Hollowspell and Ashbrook Hey Lane through the introduction of a new dwelling that would fail to complement the existing layout of development within the area, including existing building lines, and appear as an overly prominent addition to the street scene. The development would therefore have a harmful impact on visual amenity contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

2 The proposed dwelling would fail to provide sufficient distances to the boundary and side elevation of no. 6 Ashbrook Hey Lane. This would result in an overbearing presence for the neighbouring occupiers, provide an unacceptable level of privacy between the two dwellings and result in an unacceptable level of residential amenity for the existing and future occupiers. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's

Guidelines and Standards for Residential Development SPD 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 25 March 2021



.....
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 Notice relates to the following drawings :-
- Location Plan
- Existing and Proposed Site Plans, Floor Plans and Elevations - Dated 26.01.2021 V.2
- 3D Perspectives - Dated 26.01.2020
- Existing and Proposed Site Plans - Dated 26.01.2020
- Proposed Elevations and Roof Plan - Drawing 19.01.2020