ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01097/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Mohammed Abdul Ahad

Part I - Particulars of Application

Date of Application: 9 September 2020

Proposal:	**Two storey side extension and part two storey, part single storey rear extension and new window on th first floor of existing rear elevation after removal of existing porch**
Location:	**17 Deacon Street, Rochdale, OL16 2TB,**

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, due to its design, size and massing would result in an extension with significant mass, which would appear as a dominant and incongruously sized addition to the detriment of the character and appearance of the host property. As such, the proposal is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed two storey side extension would result in an unacceptable loss of light to the first floor window in the side elevation of no. 15 Deacon Street. As such, the proposed development would fail to accord with policies DM1 and P3 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 3 November 2020



.....
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:

Location plan
Existing plans, site plan and elevations. Drawing number: 1633/1
Proposed floor plans. Drawing number: 1633/2
Proposed elevations and proposed site plan. Drawing number: 1633/2