



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00372/HOUS

Name and address for correspondence:	Applicant name:
Mr Belal Rashid BRTA Limited Office 12 Falcon Business Centre Victoria Street Oldham OL9 0HB	Ms Salma Mahmood

Part I - Particulars of Application

Date of Application: 26 June 2023

Proposal:	Two storey side extension including alterations to existing ground floor rear doorway to a window
Location:	12 Clarkes Lane, Rochdale, OL12 6PY,

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 siting, design and scale, the proposed two-storey side extension is considered a disproportionate addition to the original dwelling house by virtue of the overall projection when viewed in conjunction with the overall scale. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework
- 2 By virtue of its siting, design and scale, the proposed two storey side extension would reduce the separation distance between the upper floor rear windows on 116 Edmund Street and the gable end of the extension posing an unacceptable overbearing impact to these principal windows. As such, the proposed development would fail to accord with the residential amenity aims of 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 18 September 2023

Daniela Ripa
Interim 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.

Notes for Applicant:

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

- Location Plan
- Proposed Block Plan
- A102 Side Extension