ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00330/HOUS

Name and address for correspondence:	Applicant name:
Mr Matt McCain MM Design Tech Ltd 8 Green Field Darwen BB3 3FY	Mr Peter Mulligan

Part I - Particulars of Application

Date of Application: 20 March 2021

Proposal:	**Single storey rear extension, following demolition of existing conservatory**
Location:	**6 Kay Brow, Heywood, OL10 3ES**

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 and scale, the proposed single storey rear extension would have an unduly overbearing impact and result in loss of light and outlook to the ground floor rear window of No.4 Kay Brow. The proposal is therefore contrary to the residential amenity aims of 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 30 April 2021



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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 is based on the following plans:
- Existing Floor Plan, Elevations and Location Plan (MMD015.02.21.01)
- Proposed Floor Plan and Elevations (MMD015.02.21.02)
- Block Plan (MMD015.02.21.03)
- Proposed Block Plan (MMD015.02.21.04)