

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00465/HOUS

Name and address for correspondence:	Applicant name:
Mr Peter Kelly PK Architecture Scale Hill 28 Congleton Road Alderley Edge SK9 7AB	Mr Carl Healey

Part I - Particulars of Application

Date of Application: 23 July 2024

Proposal:	Part two-storey, part single-storey side extension, alterations to fenestration and conversion of existing garage to form habitable space including increase in height and single-storey link extension to main dwellinghouse.
Location:	29 Arden Avenue, Middleton, Rochdale, M24 1PN

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, scale and massing, the proposed development would result in an unacceptable overbearing impact to the rear windows and rear garden of no. 27 Arden Avenue. The proposal therefore fails to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 17 September 2024

Melanie Hale
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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- o Site Location Plan. Drwg no. PK109-010
- o Existing Floor Plans. Drwg no. PK109-001
- o Proposed Floor Plans. Drwg no. PK109-002H
- o Existing Elevations. Drwg no. PK109-003
- o Proposed Elevations. Drwg no. PK109-004F
- o Existing Site/Block Plan. Drwg no. PK109-005E
- o Site/Block Plan. Drwg no. PK109-005D