ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00120/HOUS

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

Part I - Particulars of Application

Date of Application: 25 January 2021

Proposal:	**Two storey side and single storey rear extension (re-submission 20/011001/HOUS)**
Location:	**6 Cotaline Close, Rochdale, OL11 3PH,**

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 As a result of its siting, scale and design, the proposed two-storey side and single-storey rear extension would have an undue overbearing impact and result in loss of light and outlook to the rear windows and garden at No.4 Cotaline Close. The proposal is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & 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 8 March 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:

- Plan and Elevation (1639A/1)
- Elevation (1639A/2)
- Plan (1639A/3)
- Location Plan