



**ROCHDALE**  
BOROUGH COUNCIL

Town and Country Planning Act 1990  
Town and Country Planning (General Permitted Development)  
(England) Order 2015

## REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 23/00901/HH42

|                                                                                                                                            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                                                                       | Applicant name: |
| Mr Saghir Hussain<br>Create It Studio Architects<br>Universal Square<br>Devonshire Street North<br>Manchester<br>M12 6JH<br>United Kingdom | Mr Muzafar      |

### Part 1 - Particulars of Application

Date of Application: 15 August 2023

|                  |                                                                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3m and height to eaves to 3m)</b> |
| <b>Location:</b> | <b>11 Daventry Road, Rochdale, Rochdale, OL11 2LN</b>                                                                                                             |

### Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

#### **Reason for Refusal:**

- 1 By virtue of its siting, scale and design, the single storey rear extension would result in an undue loss of amenity for the occupiers at no.9 Daventry Road and would not be constructed in accordance with Paragraph 5.6 of the SPD in terms of projection distances in relation to both nos.9 and 13 Daventry Road. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 By virtue of its siting, the proposed ground floor window on the south side elevation is considered to not accord to Section 4 Space Standards for principal windows. In addition to this, the ground floor window located on the south-side elevation of the extension is considered to pose an unacceptable overlooking impact to the rear garden at no.13 Daventry Road. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's

'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Date Decision Issued          26 September 2023

Daniela Ripa  
Interim Head of Planning Services

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan
- A1510(02)AP001 Rev P2 Proposed Site Plan
- A1510(02)AP002 Rev P2 Proposed Floor Plan
- A1510(02)AP003 Rev P2 Proposed Elevations