

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01287/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street Rawtenstall BB4 8HZ	Miss Holly Healey

Part I - Particulars of Application

Date of Application: 21 October 2022

Application No: 22/01287/FUL

Proposal:	Change of use of first and second floors from commercial (Class E) to 1 no. self-contained flat (Class C3), single storey rear extension, first floor extension including increase in ridge and eaves height, rear dormer, alteration to existing shopfront to create new entrances from Jubilee Road, Juliet balcony to first floor rear elevation and alterations to fenestration
Location:	145 Jubilee Road, Middleton, Rochdale, M24 2LY

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 size, scale massing and design, the proposed rear dormer extension would constitute an incongruous and poorly designed addition which is detrimental to the character and appearance of the area. The proposal would therefore be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 The proposed development does not include provision of bin storage to meet the needs of the future residential use. Owing to the addition of the single storey rear extension, no external space will remain for bins to be stored externally. As such bins are likely to be stored on land not in control of the applicant and in the open which would unduly impact on the character and visual amenity of the area and therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

- 3 The proposed flat on the first and second floor would result in a poor standard of amenity for the future occupiers due to the substandard floor space of the flats including inadequately sized bedrooms which does not meet the minimum requirements of the 'Technical Housing Standards - Nationally Described Space Standards'. This would lead to a poor standard of living conditions for the future occupiers of the proposed flat. The application would therefore 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.
- 4 The addition of the proposed Juliet balcony and flat roofed single storey extension would have the potential to result in significant loss of privacy to the rear windows on the first floor of 147A and 143A Jubilee Road, and overlooking of the garden of 143A Jubilee Road. As such it is considered that the proposal would have the potential to unduly impact on the amenity of present and future occupiers of 147A and 143A Jubilee Road. The proposal would therefore fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policy DM1 of the adopted Rochdale Core Strategy 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 24 February 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.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following list of plans:

Location Plan

Existing Site plan

Proposed site plan

Existing and proposed elevations. Ref no: 2912 - 02. Received by email on 09/02/2023

Existing and proposed side elevation. Ref no: 2912 - 04

Existing and proposed floor plans and section drawing. Ref no: 2912 - 01

Existing and proposed streetscene. Ref: 2912 - 03

INFORMATIVE:

There are inaccuracies in the proposed plans. With any future planning application the inaccuracies will need to be amended so that they are consistent with one another.