ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01407/HOUS

Name and address for correspondence:	Applicant name:
Mr Lee Rowley Pro-TECH Architecture Ltd 20 Elstree Court Widnes WA8 3EP	Mr Kevin Gould

Part I - Particulars of Application

Date of Application: 13 December 2020

Proposal:	**Side, front and rear extensions including increase in roof ridge height, 2 no. rear dormers and alterations to fenestration on side elevation, following demolition of detached garage and rear conservatory**
Location:	**10 Northdene Drive, Rochdale, OL11 5NH**

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 The proposed development would be detrimental to the amenity of the occupiers of no.8 Northdene Drive through loss of natural light and outlook to the side facing bedroom window. The application is therefore contrary to the relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 The proposed development would be detrimental to the amenity of the existing and future occupiers of no.10 Northdene Drive through loss of natural light and outlook to the existing ground floor bedroom (bed 3). The application is therefore contrary to the relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) 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 5 February 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, the decision relates to the following drawings:-
- Location Plan, Proposed and Existing Elevations - Drawing No. OL11 5NH/10/01
- Existing Site Plan - Drawing No. OL11 5NH/10/04
- Existing and Proposed Ground Floor Plans - Drawing No. OL11 5NH/10/02
-Existing and Proposed First Floor Plans - Drawing No. OL11 5NH/10/03
- Proposed Site Plan - Drawing No. OL11 5NH/10/05