



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00242/HOUS

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	COLIN LATHAM

Part I - Particulars of Application

Date of Application: 9 March 2023

Proposal:	Part single and two storey side extension with alteration to fenestration on the rear and front elevation with 1no external door to front elevation and conversion of garage to living space
Location:	59 Newhouse Road, Heywood, Rochdale, OL10 2NU

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 and siting, the proposed two storey side extension would result in an undue loss of light and overbearing impact to the side facing windows of no.61 Newhouse Road. As such, the proposed development would lead to an undue loss of amenity to the neighbouring occupiers 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' SPD and the National Planning Policy Framework.
- 2 The proposed side extension would occupy the entire area to the side of the property, resulting in a loss of spaciousness between the application property and the adjacent bungalow resulting in a cramped relationship, to the detriment of the character and appearance of the street scene. Furthermore, this would remove the ability to access the rear of the application property externally resulting in household bins being stored in a prominent position at the front of the property, which would unduly harm the character and appearance of the area and street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale

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 15 May 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.

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

- Location Plan
- Existing Details. Drg no. 23.3094.1
- Existing & Proposed Block Plans. Drg no. 23.3094.3
- Proposed Details. Drg no. 23.3094.2B