ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01409/HOUS

Name and address for correspondence:	Applicant name:
Mr Fahad Patel 45 Woodvale Avenue Bolton BL3 3HF	Mr Yasir Habib

Part I - Particulars of Application

Date of Application: 14 December 2018

Proposal:	**Two storey and single storey rear extension**
Location:	**37 Sparthfield Avenue, Rochdale, OL11 3QZ**

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 width, projection and roof pitch and formation, the proposed two storey rear extension would erode the distinctive appearance of the projecting gable feature shared between 35 and 37 Sparthfield Avenue. Furthermore the extension would result in a visually oppressive side elevation when viewed from the rear yard of 35 Sparthfield Avenue. As such the proposal would not constitute good quality design and would fail to accord with policies P3 and DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 As a result of its projection and proximity to the shared boundary, the proposed two and single storey rear extension would result in an undue overbearing impact upon the rear habitable room windows and yard area belonging to 39 Sparthfield Avenue. Furthermore, as a result of the proposal the kitchen/living room would be served by a single habitable room window, which would be in close proximity to the boundary fence and side elevation of No.39. As such there would be a poor level of light and outlook from this room, resulting in an unsatisfactory standard of living for the current and future occupants of 37 Sparthfield Avenue. The proposal 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.

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 February 2019



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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 relates to the following documents:-

- Location Plan and Site Plan
- Floor Plans and Elevations