ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01307/HOUS

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	Mr & Mrs Metcalfe

Part I - Particulars of Application

Date of Application: 4 November 2019

Proposal:	**Proposed single storey side and rear extension, including rendering to elevations and alterations to fenestration**
Location:	**3 Green Mount Drive, Heywood, OL10 2LZ**

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.

Reasons:

1 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no.1 Greenmount Drive due to a loss of light and outlook to the rear ground floor windows and an overbearing impact on the rear outdoor amenity space. As such, the proposed development would 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.

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 23 December 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.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- 2019_06_01-00 - Site Plan
- 2019_06_01-01 - Location Plan
- 2019_06_01-02 - Ground Floor Plan
- 2019_06_01-03 - Existing Elevations
- 2019_06_01-04/C - Proposed Ground Floor Plan
- 2019_06_01-05/D - Proposed Elevations