ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 20/01010/HH42

Name and address for correspondence:	Applicant name:
Mr Wayne Shorrocks Quality Creative Design	Mr & Mrs S and M Lord

Part 1 - Particulars of Application

Date of Application: 17 August 2020

Proposal:	**Prior notification for a single storey extension measuring 4.2m from the rear of the original dwelling (with a maximum height of 3.9m and height to eaves 3.4m)**
Location:	**27 Waterhouse Close, Wardle, OL12 9LL**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Reason for Refusal:

1 The proposed development would not fall wholly within the curtilage of the dwellinghouse and as such would not constitute permitted development by reason of non-compliance with Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended).

2 The proposed development is not permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the development would exceed 4m in height, contrary to paragraph (G) sections (ii) of the above order.

3 The extension, as a result of its projection beyond the rear elevation of 25 Waterhouse Close and proximity to the shared boundary, would result in an undue loss of light and outlook to the rear habitable room windows belonging to no.25 to the detriment of the amenity of the existing and future occupants. The proposal is

therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Date Decision Issued 25 September 2020



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Signed on behalf of the Council

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 is based on the following plans:

- Site location plan and block plan. Drawing number: DR-P - 1002 - 01
- Existing ground floor plan. Drawing number: DR-P - 1002 - 02
- Proposed ground floor plan. Drawing number: DR-P - 1002 - 03 - REV C
- Existing and proposed rear elevation. Drawing number: DR-P - 1002 - 04 REV C
- Proposed side elevations. Drawing number: DR-P - 1002 - 05 REV A
- Proposed section A-A. Drawing number: DR-P - 1002 - 06 REV A
- Proposed section B-B. Drawing number: DR-P - 1002 - 07 REV A
- Reflective ceiling plan & services. Drawing number: DR-P - 1002 - 08 REV B