ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00210/HOUS

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Michael Turner

Part I - Particulars of Application

Date of Application: 26 February 2021

Proposal:	**Porch, two-storey side extension, and two-storey rear extension after demolition of existing rear conservatory**
Location:	**4 Eclipse Close, Rochdale, OL16 2YU**

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 siting, size and design, the proposal would constitute an incongruous addition to the host dwelling that would represent an overdevelopment of the applicant dwelling. Additionally, the design of the proposal would not constitute a high standard of design and would result in an unacceptable terracing effect. Taken as a whole, the development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed two-storey rear extension would result in an unacceptable degree of overlooking and loss of privacy to the rear windows and garden areas of No.7 Burchall Field, to the detriment of the amenity of the occupiers. The application therefore fails to accord with the 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 12 May 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.