



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00840/HOUS

Name and address for correspondence:	Applicant name:
Mr Andrew Chapman Synergy Design Concepts Ltd 1Kearstwick cottage Kearstwick Kirkby Lonsdale LA62EB United Kingdom	Mr N LOWREY

Part I - Particulars of Application

Date of Application: 25 October 2024

Proposal:	Erection of roof terrace to first floor rear elevation
Location:	8 Dingle Road, Middleton, M24 1NH,

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 scale and design, the proposed raised terrace would result in an undue loss of privacy for the occupants of nos. 6 and 10 Dingle Road. The proposed development therefore fails to provide a high level of amenity for neighbouring properties, contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 18 December 2024

Melanie Hale
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 submitted plans:

- Location Plan. Dwg no. 0.02
- Site Plan. Dwg no. 0.03
- Proposed Addition of Balcony / Terrace. Dwg no. 0.1b

The existing extensions and alterations have not been built in accordance with the approved plans (planning application references 22/00958/HOUS and 23/00762/HOUS). You are advised to contact the Council's Planning Enforcement Team at dme@rochdale.gov.uk to discuss.