



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01220/HOUS

Name and address for correspondence:	Applicant name:
Mr S Rothwell 564 Bolton Road Bury BL8 2DU	Mr Naeem Ahmed

Part I - Particulars of Application

Date of Application: 12 September 2022

Proposal:	Two storey rear & single storey side extensions to dwelling
Location:	11 Eskdale Avenue, Rochdale, OL11 3JX,

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 size, scale and design, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extensions would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- 2 By virtue of its siting and proximity to no.63 Meadway, the proposed two storey rear extension would result in a detrimental loss of privacy to the neighbouring side elevation. As such, the proposal would not comply with the SPD spatial standards and would fail to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 3 The proposed development will increase the number of bedrooms at the house from two bedrooms up to four bedrooms. The submitted plans do not show how an additional parking space could be accommodated within the curtilage to meet the

Council's adopted standards, and would lead to an increase in on-street parking around the junction between Eskdale Avenue and Meadway, forcing pedestrians into potentially unsafe situations and as such the proposal is contrary to Policy DM1 'General development Requirements' of the Rochdale Core Strategy of 2016 as it fails to provide adequate parking to serve the development to the detriment of highway safety.

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 November 2022

Daniela Ripa
Interim 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.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- Existing and Proposed Plans and Elevations. Dated August 2022
- Existing and Proposed Site Plan
- Location Plan