



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01142/FUL

Name and address for correspondence:	Applicant name:
Mr Neil Collins NC Architecture 1st Floor Suite The Island St Anns Parade Wilmslow SK9 1HG	Mr Jamie Hall

Part I - Particulars of Application

Date of Application: 12 September 2022

Application No: 22/01142/FUL

Proposal:	Change of use from dwelling to 9 no. bedroom House in Multiple Occupation including two storey side extension together with external alterations, following demolition of existing single storey garage
Location:	Hardfield House, Bowling Green Street, Heywood, Rochdale OL10 1DJ

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 side extension would result in an undue loss of amenity for the occupiers of no.17 Bowling Green Street 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 4 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.

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

03722 E-100 Site Location Plan
03722 E-101 Site Plans
03722 E101 Existing floor plans
03722 E111 Proposed floor plans
03722 E-200 Existing elevations
03722 E-201 Proposed elevations