ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00192/HOUS

Name and address for correspondence:	Applicant name:
Mr Gee 35 Burnedge Fold Road Grasscroft OL4 4EE	Mr Bell

Part I - Particulars of Application

Date of Application: 20 February 2019

Proposal:	**Two storey side extension**
Location:	**102 Compton Way, Middleton, M24 2BY**

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 The proposed extension, due to its size, siting and design, would contribute to a terracing effect with the neighbouring No.100 Compton Way to the detriment of the character and appearance of the host dwelling and wider street scene. As such, the proposal is contrary to the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed extension, due to its size, scale, massing, siting and design, would severely limit the outlook from and the levels of natural light to the principal kitchen window of No.100 Compton Way. As such, the proposal is contrary to the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 15 April 2019

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Signed on behalf of the Council

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.

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.