ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01352/FUL

Name and address for correspondence:	Applicant name:
Mr Thomas DiFelice 709 Manchester Old Road Middleton Manchester M24 4GF	Miss Julie Leahiff

Part I - Particulars of Application

Date of Application: 8 January 2019 Application No: 18/01352/FUL

Proposal:	**Erection of 3 no. bedroom single storey bungalow with raised decking to rear together with demolition of existing detached garage and erection of double garage (one to be used by existing dwelling) on shared driveway**
Location:	**Side Of 13 Sedgley Close, Middleton, M24 2SP**

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 development would result in a residential dwelling out of context with its surroundings in terms of scale, layout and siting. The proposal would result in a cramped layout, constituting an over-development of the plot, which would harmful to the character and appearance of the area and significantly detrimental to the street scene of Sedgley Close. The proposal is therefore contrary to policies DM1 and P3 of the Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

2 The proposed development would result in significant harm to the residential amenity of the occupiers of Nos. 131-137 Grimshaw Lane with varying degrees of overlooking, loss of privacy, visual intrusion and overbearing impact identified in relation to these properties. The amenity of the current and future occupiers of No. 13 Sedgley Close would also be affected by loss of privacy through direct overlooking of the shared driveway. Furthermore, a satisfactory standard of residential amenity for the future occupiers of the proposed dwelling would not be achieved as a result of direct overlooking and lack of privacy, potential for noise and disturbance by reason of habitable rooms facing a shared driveway and insufficient outlook from habitable

room windows. The proposal is therefore contrary to policy DM1 of the Rochdale Core Strategy and the requirements of 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 5 March 2019



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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.

For the avoidance of doubt, this decision notice relates to the following list of submitted plans / drawings:

- 13_SEDCLO_LOCATION&BLOCK 29.08.2018 (Bungalow Plan, Location and Block Plans)
- 13_SEDCLO_PRO_1 29.08.2019 (Bungalow Plan)
- 13_SEDCLO_STREETSCENES 08.01.19 (Proposed Streetscenes)