ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01295/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Riaz Hussain

Part I - Particulars of Application

Date of Application: 23 October 2020

Proposal:	**Two storey rear extension and alteration to fenestration on front elevation**
Location:	**160 Belfield Road, Rochdale, OL16 2XT,**

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 siting, size and design, the proposed two-storey rear extension would result in an unacceptable degree of overlooking and loss of privacy to the rear windows and courtyards of No.29 and No.31 Belfield Old Road, to the detriment of the amenity of the occupiers. This harm would be further compounded through an unacceptable level of overshadowing and overbearing impact on the ground floor rear windows and courtyards of these properties. The application therefore fails to accord with the policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed two-storey rear extension would result in an unacceptable standard of residential amenity for the existing and future occupants of the resultant dwelling through the lack of provision of a suitably sized rear garden area. The proposal is therefore contrary to policy DM1 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 26 November 2020



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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.