



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01605/HOUS

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

Part I - Particulars of Application

Date of Application: 6 January 2023

Proposal:	First floor extension to form two storey dwelling including balconies on front and rear elevations.,
Location:	78 Greenvale, Rochdale, OL11 5QJ,

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 design and siting, the proposed first floor extension would represent an incongruous form of development and not appear to respect the visual form and character of the host dwelling. The extension would appear discordant with the verdant character of the estate, resulting in visual harm to the character and appearance of the street scene. As such, the proposal would not accord with 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, design and scale, the extension would be noticeably overbearing and pose a significant loss of light to the rear garden of the bungalow situated to the east (41 Norford Way) as a result of the scale of development taking place upwards of the existing dwelling. The development would also pose a loss of privacy regarding neighbouring amenity caused by the addition of two side windows to the eastern elevation which would overlook the rear garden of 41 Norford Way. As such, the proposed development would fail to accord with the residential amenity aims of 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 2 March 2023

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.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

Location Plan

1958/1 EXISTING GROUND FLOOR PLAN AND FRONT AND REAR ELEVATIONS

1958/2 EXISTING SIDE ELEVATIONS AND SITE PLAN

1958/3 PROPOSED FLOOR PLANS

1958/4 PROPOSED FRONT AND REAR ELEVATIONS AND SITE PLAN

1958/5 PROPOSED SIDE ELEVATIONS