

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00537/HOUS

Name and address for correspondence:	Applicant name:
Mr Ismail Satwilkar Irasia Designs - Architectural Services 8 Hamilton Crescent Heaton Mersey Stockport SK4 2AL United Kingdom	Mr Majid Hussain

Part I - Particulars of Application

Date of Application: 19 June 2024

Proposal:	Single storey rear extension.
Location:	3 Gorton Street, Heywood, Rochdale, OL10 4EA

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 and scale, the proposed development would result in an unacceptable overbearing impact to the rear windows and rear garden of no. 169 Adelaide Street East. Additionally, the proposal would result in an insufficient amount of useable private outdoor amenity space to the detriment of existing and future occupiers of the application property. The proposal therefore fails to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 14 August 2024

Melanie Hale
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 Notice relates to the following submitted plans:

- o Site Plans. Dwg no. pln061.01. Rev A
- o Existing Plan & Elevations. Dwg no. pln061.02
- o Proposed Plan & Elevations. Dwg no. pln061.03