ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01597/HOUS

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP	Mr Akhtar Shah

Part I - Particulars of Application

Date of Application: 15 January 2021

Proposal:	**Single storey rear extension including steps leading to garden, Juliet balcony and additional windows to east and west elevation (resubmission of 20/00264/HOUS)**
Location:	**6 Greenwich Close, Rochdale, OL11 5JN**

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 design, the proposed single storey rear extension would result in an unacceptable impact on neighbour amenity, due to loss of privacy to the rear windows and rear garden area of neighbouring 21 Wordsworth Way. The proposed development would, therefore, be contrary to the residential amenity aims of 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 4 March 2021



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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, the decision relates to the following drawings:-
Site Location Plan, Block Roof Plan (Proposed), Existing Site Plan - Drawing 1 of 6 Rev E
Site Location Plan, Block Roof Plan (Proposed), (Proposed) Roof Plan- Drawing 1 of 6 Rev E
Existing Elevations and Ground Floor Plan - Drawing No. 2 of 6 Rev A
Proposed Ground Floor Plan, Existing and Proposed First Floor Plans - Drawing 3 of 6 Rev E
Proposed Side and Rear Elevations - Drawing No. 4 of 6 Rev B
Proposed Side Elevation - Drawing No. 5 of 6 Rev C
Drawing Notes - Drawing No. 6 of 6 Rev 0