ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00824/HOUS

Name and address for correspondence:	Applicant name:
Mr Stewart Rothwell 564 Bolton Road Bury BL8 2DU	Mr Arfan Hussain

Part I - Particulars of Application

Date of Application: 5 July 2022

Proposal:	**Two storey side and rear extension, single storey rear extension, alterations to existing fenestration and installation of electric sliding gate**
Location:	**7 Davyhulme Street, Rochdale, OL12 9BW**

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 As a result of its siting, scale and roof form, the proposed rear extension would constitute an incongruous addition to the dwelling and would fail to display a high quality of design. The proposed development is therefore visually harmful and detrimental to the visual amenity of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy of 2016, the Council adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

2 As a result of its siting and scale, the proposed two-storey rear extension would result in an unacceptable loss of light and outlook to the rear windows of no. 6 and 8 Ernest Terrace and would therefore be detrimental to the amenity of the residents of those properties. The proposed development is therefore contrary to Policy DM1 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.

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 18 November 2022

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.

INFORMATIVE:
This Decision Notice relates to the following drawings:-
- Location plan
- Existing site plan
- Proposed site plan
- Sheet 1 Existing floor plans
- Sheet 2 Existing elevations
- Sheet 3 Proposed floor plans
- Sheet 4 Proposed elevations