

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01419/FUL

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

Part I - Particulars of Application

Date of Application: 30 November 2022

Application No: 22/01419/FUL

Proposal:	Erection of bungalow with associated parking and landscaping
Location:	Land Adjacent To 1 Corporation Road, Rochdale, OL11 4EU

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 design and layout, the proposed dwelling would be an intrusive, addition to the character and appearance of the surrounding street scene. The proposed dwelling would harm the prevailing residential character of the area by disrupting established building lines and styles. Taken as a whole, the proposal would constitute a cramped addition that fails to produce a satisfactory standard of design and does not take the opportunity to improve the character and quality of the area. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.
- 2 By virtue of its siting, size and design, the proposed dwellinghouse would result in an overbearing impact to the rear windows of No 1 Corporation Road to the detriment of the amenity of the occupiers. The first floor rear bedroom windows of No 1 Corporation Road would overlook the proposed dwellinghouse to an unacceptable degree, to the detriment of the amenity of the occupiers of the proposed dwelling. 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.

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 31 January 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.

INFORMATIVE:

For the avoidance of doubt, the decision notice refers to the listed documents:

Location Plan - pln030.01

Site plan - pln030.02

Proposed plans and elevations - pln030.03

Proposed streetscene elevation - pln030.04