ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00345/HOUS

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

Part I - Particulars of Application

Date of Application: 23 March 2021

Proposal:	**Two storey side and rear extension**
Location:	**16 Cotaline Close, Rochdale, OL11 3PH,**

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 scale and massing, the proposed development is considered to have an unduly overbearing impact on the neighbouring dwellings at nos.9 and 11 Cotaline Close, with the blank gable two-storey wall creating a visual intrusion to the rear of the dwellings and rear garden areas. As such, the proposed development would fail to accord with 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 18 May 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, this decision is based on the following plans:

- 1718/1
- 1718/2
- 1718/3