ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00025/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Daniel Llado<br>TDM Architectural Ltd<br>538 ROCHDALE ROAD<br>ROYTON<br>OLDHAM<br>MANCHESTER<br>OL2 6SF | Mrs LYNNE DERBYSHIRE |

Part I - Particulars of Application

Date of Application: 7 February 2019

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|---|---|
| **Proposal:** | **First floor rear extension and alterations to fenestration to rear and side elevations** |
| **Location:** | **2A Brierley Drive, Middleton, M24 1DQ** |

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 Due to its siting in relation to No.2 Brierley Drive, the proposed window to bedroom 2 would substantially overlook this neighbouring property and its associated amenity space, resulting in a substantial loss of privacy. As such, the proposal would fail to accord with the residential amenity aims policy DM1 of the adopted Rochdale Core Strategy 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 April 2019



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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 relates to the following plans:

- Proposed and existing site plans (Dwg No: BR04)
- Proposed and existing plans (Dwg No: BR01 Rev A)
- Proposed Elevations (Dwg No: BR02 Rev A)
- Location Plan