



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01542/HOUS

Name and address for correspondence:	Applicant name:
mr Belal Rashid BRTA Limited Office 12 Falcon Business Centre Victoria Street Oldham OL9 0HB United Kingdom	Mr Faisal Khan

Part I - Particulars of Application

Date of Application: 31 May 2023

Proposal:	Part two, part single-storey rear extension, two storey side extension including hip to gable roof
Location:	323 Milnrow Road, Rochdale, OL16 5BU,

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 reason of its siting, design and scale, the proposed two-storey side extension would result in a crowded and clustered form of development which, due to its lack of subservience, would appear akin to a terrace and comprise a visually harmful form of development. The development would entirely erode the space between the application dwelling and neighbouring dwelling and would be harmful to the general character and appearance 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 reason of its siting, scale and massing, the proposed rear extension would result in undue overbearing and overshadowing impacts on the ground floor rear facing windows of habitable rooms and rear garden area of the adjacent no.323A Milnrow Road. The application therefore fails to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework

Procedure Statement:

Date Decision Issued 26 July 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.

For the avoidance of doubt, this application relates to drawings:

Location plan: #00780515-E5123A

Site plan: #00780514-C2994C

Proposed floor/elevations: #00780514-C2994C