



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00399/HOUS

Name and address for correspondence:	Applicant name:
Mr Rashid Ahmed Tuedge 1-5 Victoria Street Oldham OL9 0HH	Mr Darren Buckley

Part I - Particulars of Application

Date of Application: 11 May 2023

Proposal:	Installation of balcony and insertion of 1no door to first floor side elevation
Location:	277 Bury Road, Rochdale, OL11 4EE,

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 design, scale and siting, the proposed balcony addition together with the insertion of 1no door to the existing side elevation would appear at odds with the wider street scene and would not appear to respect the existing proportions and placement of fenestration on the existing dwelling. As such, the proposal would not accord with Policies DM1 and P3 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.
2. By virtue of its siting, the proposed balcony addition would present a harmful overlooking impact to the front garden of 279a Bury Road and a loss of privacy to the upper floor front elevation window of the same property. As such, the proposed development would fail to accord with the residential amenity aims of 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 3 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 decision relates to the following plans:-

- TUE20 – SP SITE PLAN (Location Plan)
- TUE20 SP - SITE PLAN
- TUE20 - 2 PROPOSED PLANS & ELEVATIONS