

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00636/HOUS

Name and address for correspondence:	Applicant name:
Mr Daniel Llado TDM Architectural Ltd 538 ROCHDALE ROAD ROYTON OLDHAM MANCHESTER OL2 6SF	MR AQIB KAHN

Part I - Particulars of Application

Date of Application: 11 September 2024

Proposal:	Conversion of existing detached kitchen/dining area to a bedroom including relocation of window to side elevation together with a single storey rear extension link to dwellinghouse
Location:	84 Heights Lane, Rochdale, OL12 0QS,

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 The proposed extension would give rise to an unacceptable overbearing impact on the rear facing windows and rear garden area of no.86 Heights Lane due to the overall scale, projection and cumulative impact with existing structures. This harm is not outweighed by other considerations and as such, the proposals fail to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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 November 2024

Melanie Hale
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:

- Proposed first floor plan: BR03
- Existing floor plans, elevations, site plan, and location plan: BR02 rev B
- Proposed elevations and floor plans: BR01 rev B