



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00857/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	Ifyaz Tariq

Part I - Particulars of Application

Date of Application: 12 September 2024

Proposal:	first-floor rear extension
Location:	137 Lomax Street, Rochdale, OL12 0JR,

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 lack of compliance with the separation distances established in Rochdale Council's Guidelines and Standards for Residential Development SPD, the proposed first-floor extension would result in unacceptable overbearing impact and loss of outlook to the rear garden and windows of no. 5 Folly Walk. As such, the proposed development would unduly impact on the amenity of neighbouring occupants, contradictory to the NPPF, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy DM1 of Rochdale Council's Core Strategy, and the SPD.
- 2 By virtue of its unacceptable design, the proposed first-floor extension would be harmful to views of the surrounding area from the rear gardens and windows of nos. 3-5 Folly Walk, as it would increase the expanse of blank brickwork on the property's eastern elevation. The expanse of blank brickwork would have an imposing and incongruous appearance, particularly given its close proximity to the adjacent properties. The design of the proposal is therefore unacceptable and does not accord with NPPF, Policy JP-P1 of the Places for Everyone Joint Development Plan, Policies DM1 and P3 of Rochdale Council's Core Strategy, and the SPD.

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 5 December 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 elevations and site plan: A2120/3
- Proposed floor plan A2120/2
- Location plan