



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00663/FUL

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

Part I - Particulars of Application

Date of Application: 18 September 2024

Application No: 24/00663/FUL

Proposal:	Sub-division of one dwelling into two dwellings including alterations to fenestration and removal of front porch
Location:	161 Norden Road, Rochdale, OL11 5PT

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 development will result in the new dwellinghouse created with habitable rooms that will have a total floorspace which falls substantially below the minimum required Nationally Described Space Standards for a two storey, two bedspace dwellinghouse, in direct contravention of the requirements of Places for Everyone Policy JP-H3. Compounding this, the proposed rear garden shown is inaccessible to the occupant of the new dwelling created, and further demonstrates the poor level of amenity the occupant would receive. The proposals will receive limited amounts of natural daylight by reason of the narrow design of the new dwellinghouse, that would have a detrimental impact upon on the residential amenity of future occupants of the dwelling, that they would reasonably expect to enjoy, by way of substandard level of amenity and loss of light, contrary to policies P3 and DM1 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 13 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.