ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00321/FUL

Name and address for correspondence:	Applicant name:
Mr Rashid Mehmood I. Planning Services 6b Cook Street BURY BL9 0RP	Mr Mohammad Rizwan

Part I - Particulars of Application

Date of Application: 12 April 2019 Application No: 19/00321/FUL

Proposal:	**Two storey side and single storey rear extension together with alterations to windows on side and rear elevations and change of use of land to facilitate extension to garden (re-submission of 18/00972/FUL)**
Location:	**102 Curzon Road, Rochdale, OL11 2RX**

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 Due to the scale and design of the proposed two storey side extension and the partial loss of the existing green space resulting from the garden extension, the proposal would result in an unsympathetic form of development which would be detrimental to the character and appearance of the original dwelling and the surrounding area. As such the proposal would fail to comply with policies G6, P1, 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.

2 By virtue of the proximity of the rear habitable room window and the side elevation of 1 Devonshire Road, the proposal would result in an unacceptable standard of living for the occupants of the application dwelling through poor outlook and insufficient light to the habitable room. Therefore, the proposal would be contrary to policy 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 7 June 2019



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Signed on behalf of the Council

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 drawings:-

-Existing & Proposed Floor Plan & Elevations - IPS/R/102/OL112RX (dated 12.03.2019)