

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01212/HOUS

Name and address for correspondence:	Applicant name:
Mr Steven Jackson Archech Design Solutions 14 Maitland Place Rossendale Lancashire BB4 6AT	Mr Abdul Hye

Part I - Particulars of Application

Date of Application: 17 December 2024

Proposal:	Construction of raised decking to form balcony area with glass balustrade to side and rear (Retrospective)
Location:	26 Footwood Crescent, Rochdale, OL12 6PB,

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 installed terrace offers unobstructed views into the rear garden and rear facing windows of no. 28 Foot Wood Crescent and no. 17 Foot Mill Crescent and has a significant and adverse impact on the level of privacy enjoyed by the occupiers of these properties. The development, therefore, does not comply with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Rochdale Council Core Strategy, and Rochdale Council's Guidelines and Standards for Residential Development 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 11 February 2025

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.

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.

For the avoidance of doubt, this decision relates to the following plans:

- EXISTING GROUND FLOOR, DECK AND BOUNDARY PLAN: A1
- PRE EXISTING GROUND FLOOR, DECK AND BOUNDARY PLAN: A2
- CURRENT EXISTING ELEVATIONS: A3-A4
- PRE-EXISTING ELEVATIONS: A5-A6
- SITE PLANS: A7-A8