ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01222/FUL

Name and address for correspondence:	Applicant name:
Mr Bruce Robinson Links Architecture Ltd 35 Collinfield Kendal LA9 5JD	Mr Adam Colley

Part I - Particulars of Application

Date of Application: 12 November 2020 Application No: 20/01222/FUL

Proposal:	**Erection of three, two and a half storey terraced houses with car parking and landscaping**
Location:	**Land At The Junction Of Causey Drive And Windermere Road, Middleton, M24 5PN**

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 As a result of its siting, scale and design, the proposed development would form an intrusive addition that would be at a disharmony with, and unduly impactful to, the character and appearance of the surrounding street scene. The inclusion of a number of poor design choices produces an unresolved appearance amongst the dwellings and their setting. Taken as a whole, the proposal would constitute an overdevelopment of the plot and ultimately fails to produce a satisfactory standard of design and take the opportunity to improve the character and quality of the area. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed development would result in an unacceptable degree of overlooking and loss of privacy to the garden area and rear windows of no.290 Windermere Road, to the detriment of the amenity of the occupiers. The application therefore fails to accord with the policy DM1 of the

adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

3 By virtue of its siting, size and design, the proposed layout of the development would provide an unsatisfactory standard of amenity for the future occupiers of the south-easterly unit as a consequence of its close proximity to the gable end of no.290 Windermere Road and the subsequent unacceptable overbearing and overshadowing impact on the rear garden area that would occur. The application therefore fails to accord with the 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 18 December 2020



.....
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 plans:
10 - Proposed Ground Floor and Site Plan
11 - Proposed First, Second and Roof Plans, Proposed Sections
12 - Proposed Elevations Sheet 1 of 2
13 - Proposed Elevations Sheet 2 of 2
14 - Landscaping Plan
16 - Location and Block Plan