

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00490/HOUS

Name and address for correspondence:	Applicant name:
Mr M Ahmed M1 Architecture Ltd 7 Margate Avenue Newton Heath Manchester M40 2TW	Mrs Bibi

Part I - Particulars of Application

Date of Application: 29 August 2024

Proposal:	Single-storey rear extension
Location:	12 New Barn Lane, Rochdale, OL11 3QB,

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 size and scale, the proposed extension would give rise to an unacceptable overbearing and overshadowing impact on the rear facing ground floor windows and rear garden area of no.14 New Barn Lane. The proposed development therefore fails to comply with policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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 1 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.

This decision relates to the following plans:

- Existing and proposed plans: 2327
- Location plan: PP-13073504v2