



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01109/HOUS

Name and address for correspondence:	Applicant name:
Mr Ion Bruma 75 Stanhorn Grove Felpham Bognor Regis PO228FP United Kingdom	Mr N. Saranut

Part I - Particulars of Application

Date of Application: 10 October 2023

Proposal:	Single-storey side and rear extension and alteration to existing boundary wall facing from Lowther Crescent
Location:	1 Fenwick Drive, Middleton, M24 4SN,

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 siting and scale, the proposed boundary treatment would constitute an obtrusive form of development which would appear incongruous and cause undue visual harm to the character and appearance of the street scene. As such, the proposed development would not be well-designed or result in a satisfactory standard of visual amenity and would be contrary to policies DM1 and P3 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 its siting, size and design, the proposed single-storey rear extension would result in an unacceptable degree of overshadowing and loss of outlook for the rear facing windows of no. 3 Fenwick Drive to the detriment of the amenity of the occupiers. It would also have an overbearing impact on the rear garden space of no. 3 Fenwick Drive. As such, the proposed development would fail to accord with the residential amenity aims of 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 The proposed extension would result in the loss of one off-street parking space for the proposed three-bedroom property, and would potentially result in the displacement of vehicles onto the section of the carriageway close to the junction between Lowther Crescent and Fenwick Drive. The proposed parking arrangements would be detrimental to the safety of highway users and pedestrians and is therefore contrary to Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 4 Insufficient information has been submitted to demonstrate that the proposed terrace would retain an acceptable level of amenity for no. 3 Fenwick Drive and not result in a loss of privacy through undue overlooking. As such the application fails to accord with the residential amenity aims of 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 4 December 2023

Daniela Ripa
Interim 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan. Sheet 01. Dated 06.10.2023
- Block Plan. Sheet 02. Dated 06.10.2023
- Site Plan. Sheet 03. Dated 06.10.2023
- Existing Floor Plans. Sheet 04. Dated 07.10.2023
- Existing Elevations. Sheet 05. Dated 07.10.2023
- Proposed Floor Plans. Sheet 06. Dated 07.10.2023
- Proposed Elevations. Sheet 07. Dated 07.10.2023
- Proposed Side Fence Alteration Details. Sheet 08. Dated 07.10.2023