



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01334/HOUS

Name and address for correspondence:	Applicant name:
Mr Syed Helal Uddin SHUAS 58 Southwood Drive Baxenden Accrington BB5 2PZ	Mrs Shahana Begum

Part I - Particulars of Application

Date of Application: 19 December 2023

Proposal:	Part single storey, part two storey rear and side extension. First floor side extension, single storey front porch extension, alterations to fenestration on the west side elevation and insertion of 2no windows to eastern elevation
Location:	9 Midgley Drive, Rochdale, OL16 4QG,

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 scale, siting and design, the development as a collective would represent overdevelopment of the plot and be incoherent to its siting within the street scene therefore undermining the existing surrounding dwellings. The development would detrimentally increase the massing of the dwelling and fails to achieve a high standard of design. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework
- 2 By virtue of its scale and siting, the proposed first floor addition above the existing garage would pose an unacceptable overbearing impact to the rear garden of no.7 Midgley Drive. Furthermore, the principal window hosting bedroom 4 would not accord with section 4 Space Standards of the SPD therefore posing a poor standard of living room the host occupiers by presenting a low degree of both light and outlook to a habitable room. As such, the proposed development would fail to accord with the residential amenity aims of 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.

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 29 February 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 has been made with reference to the following submitted plans:

2006 Page 1/2 - Location Plan, Proposed block/site plan (version received 19.12.23)
2006 Page 2/2 - Proposed Layout (elevations, floor plans)