



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00122/HOUS

Name and address for correspondence:	Applicant name:
Mr Hasnaat Saeed 1 Bank Street Accrington BB5 4HH	Mr Boshir Ahmed

Part I - Particulars of Application

Date of Application: 1 March 2024

Proposal:	Part two storey, part single storey rear extension with alterations to fenestration on the side elevation
Location:	48 Mentmore Road, Rochdale, OL16 3AE,

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 excessive scale, massing, roof forms and design, the proposed part-single, part-two storey extension constitutes an overly dominant, incongruous and disproportionate addition to the host dwelling which would result in adverse visual harm to the character and appearance of the host dwelling and the surrounding area. The proposed development would not be well-designed and therefore fails to 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', the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By virtue of its siting and excessive scale, the proposed two-storey rear extension would result in undue amenity harm to the neighbouring occupiers by means of unacceptable overbearing and loss of outlook to nos. 46 and 50 Mentmore Road and undue loss of light to no. 50 Mentmore Road. The proposed development therefore fails to accord with 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.

- 3 The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook and insufficient internal floor areas to the first-floor north-facing side bedroom. As such, the proposed development does not comprise a satisfactory standard of residential amenity and would fail to accord with 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 26 April 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.

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

- o Location Plan - received 07/02/2024
- o Existing Site Plan - received 01/03/2024
- o Proposed Site Plan - received 07/02/2024
- o Existing Floor Plans, Elevations and Roof Plan - Drawing No. MEN-01-20 received 05/02/2024
- o Proposed Floor Plans, Elevations and Roof Plan - Drawing No. MEN-02-20 received 05/02/2024