ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00206/HOUS

Name and address for correspondence:	Applicant name:
Mr Muhammad Nisar Mrs Sahila Begum 16 Warwick St Rochdale OL16 2TR	Mr Muhammad Nisar Mrs Sahila Begum

Part I - Particulars of Application

Date of Application: 1 March 2021

Proposal:	**Two storey side extension and part single, part two storey rear extension, and alteration to window on ground floor front elevation**
Location:	**171 Croxton Avenue, Rochdale, OL16 2YR**

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, projection and scale, the ground floor element of the proposed rear extension would result in an unacceptable loss of light, overshadowing and overbearing impact to the rear ground floor window and garden of no. 173 Croxton Avenue. By virtue of its siting, projection and scale, the proposed two storey side extension and the single storey rear extension would result in an unacceptable loss of outlook and light to the side windows of no. 169 Croxton Avenue. Furthermore, the proximity of the first floor rear elevation to the rear boundary would result in loss of privacy to the garden areas of 167 Croxton Avenue and 17 Thornbush Way. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2 The proposed side extension would occupy the entire area to the side of the property, resulting in a loss of spaciousness between the application property and the adjacent bungalow resulting in a cramped relationship, to the detriment of the character and appearance of the street scene. Furthermore, this would remove the ability to access the rear of the application property externally resulting in household bins being stored in a prominent position at the front of the property, which would unduly harm the character and appearance of the area and street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 2021



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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.