



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00676/HOUS

Name and address for correspondence:	Applicant name:
Mr S Rothwell 564 Bolton Road Bury BL8 2DU	Mohammed Ashraf

Part I - Particulars of Application

Date of Application: 20 July 2023

Proposal:	Two-storey rear extension and removal of chimneys
Location:	29 Cinnamon Street, Rochdale, OL12 6QB,

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 the planned removal of both chimneys, the proposal would fail to work to preserve historical features within the Spotland Bridge Conservation Area. The removal of the chimneys would contribute to the decline of the loss of historical assets within this area and fail to visually respect and preserve the existing character of the dwelling and wider area. As such, the proposal would not accord with Policies DM1, P2 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 siting and scale, the proposed two-storey rear extension would pose an unacceptable loss of light to the first floor rear principal window of the adjoining property at no.31 Cinnamon Street. 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.

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 21 September 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, the decision relates to the following plans;

- Location Plan (Dated 16 Jun 2023)
- Proposed Site Plan (Dated 16 Jun 2023)
- Sheet 2 Rear Extension Proposed Plans and Elevations