ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00381/FUL

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP	Mr Allan Craigen

Part I - Particulars of Application

Date of Application: 15 March 2021 Application No: 21/00381/FUL

Proposal:	**Residential development - erection of 4 bungalows**
Location:	**Vacant Site Between 27 And 41A, Aspinall Street, Heywood, OL10 4HL**

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 layout, the proposal would fail to provide a satisfactory standard of occupier amenity due to a lack of light and outlook to the rear facing windows of the habitable rooms of plots 1 and 2, and the provision of inadequate outdoor amenity space at plots 1, 2 and 4. The proposal therefore fails to accord with the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Standards and Guidelines 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 7 May 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.

In the avoidance of doubt, this decision relates to the following plans:
C393-001 - Location Plan, Proposed Site Plan, Floor Plans, Elevations and Boundary Treatments