



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00065/HOUS

Name and address for correspondence:	Applicant name:
Mr Craig Rowell Advanced Home Improvements Unit B Carmel Mill Stokclough Lane Feniscowles Blackburn BB2 5JR	Mr _ Mrs Larsen

Part I - Particulars of Application

Date of Application: 1 February 2024

Proposal:	Single storey rear extension following demolition of existing conservatory
Location:	23 Foxglove Court, Rochdale, OL12 6XF,

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 size and siting, the proposed single-storey rear extension would result in an undue overbearing impact to the rear facing windows and rear garden area of no. 25 Foxglove Court, to the detriment of the amenity of the neighbouring occupiers. The proposed development therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, PfE Policy JP-P1, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 27 March 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 22/01/2024
- o Existing Site Plan - received 01/02/2024
- o Proposed Site Plan - received 22/01/2024
- o Existing Ground Floor Plan, Elevations and Roof Plan - received 22/01/2024
- o Proposed Ground Floor Plan, Elevations and Roof Plan - received 22/01/2024