ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01165/HOUS

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

Part I - Particulars of Application

Date of Application: 19 October 2020

Proposal:	**First floor rear extension with additional single storey rear extension, including alteration to fenestration to side elevation**
Location:	**22 Belmont Way, Rochdale, OL12 6HR**

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.

Reasons:

1 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no.20 Belmont Way due to a loss of light and outlook to the nearest rear first floor window. 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' 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 17 December 2020



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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.

For the avoidance of doubt, the decision relates to the following drawings:-
- Location Plan and Existing Elevations - Drawing No. Sheet 1 Rev 1 - Dated 16.12.2020
- Existing Site Plan
- Existing Floor Plans - Drawing No. Sheet 2 Rev 1
- Amended Proposed Site Plan - Dated 27.11.2020
- Proposed Floor Plans - Drawing No. Sheet 4 Rev 1
- Proposed Elevations - Drawing No. Sheet 5 Rev 1