



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00851/HOUS

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

Part I - Particulars of Application

Date of Application: 16 August 2023

Proposal:	First floor rear extension and insertion of a new window to the first floor side elevation
Location:	44 Bellshill Crescent, Rochdale, OL16 2TT,

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 The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook to the first-floor north-west facing side bedroom and insufficient internal floor areas for the rear and side-facing bedrooms. As such, the proposed development does not comprise a satisfactory standard of residential amenity and would fail to accord with 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 19 October 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, this Decision Notice relates to the following submitted plans:

- o Location Plan - received 04/08/2023
- o Existing Site Plan - received 04/08/2023
- o Proposed Site Plan - received 04/08/2023
- o Existing Floor Plans and Elevations - Drawing No. 1 dated 05/2023
- o Proposed Floor Plans and Elevations - Drawing No. 2 dated 05/2023