ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00004/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Qumar Mushtaq

Part I - Particulars of Application

Date of Application: 5 January 2021

Proposal:	**Single storey detached outbuilding to rear**
Location:	**2 Mons Avenue, Rochdale, OL11 5BQ**

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 proposed outbuilding would constitute a disproportionate and incongruous addition to the application site by virtue of its scale and size and would be detrimental to the visual amenity of the street scene. The proposal therefore constitutes poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2 The proposed outbuilding would result in an undue loss of amenity for the occupiers of no. 4 Mons Avenue due to a loss of light and outlook to the rear ground floor windows and an overbearing impact on the rear garden. As such, the proposed development 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.

3 The proposed outbuilding would result in an undue loss of amenity for the occupiers of no. 2 Mons Avenue due to a loss of light and outlook to the rear ground floor window of the house. As such, the proposed development 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 proposed outbuilding would constitute a disproportionate addition to the application site by virtue of its scale and density. The proposal therefore constitutes poor design and is contrary to the aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Date Decision Issued 17 February 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.

For the avoidance of doubt, the decision relates to the following drawings:-
- Location Plan
- Existing and Proposed Site Plan and Proposed Ground Floor Plan - Drawing No. 1690/1
- Proposed Elevations - Drawing No. 1690/2