



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01195/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	Mohammad Shahban

Part I - Particulars of Application

Date of Application: 12 December 2024

Proposal:	First floor rear extension
Location:	82 Bellshill Crescent, Rochdale, OL16 2TU,

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 first-floor rear extension would result in undue amenity harm to the occupants of the host dwelling by means of inadequate provision of natural light and outlook to the existing rear-facing bedroom and insufficient internal floor areas to the proposed rear-facing bedrooms. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 10 February 2025

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:

- Location Plan - received 02/12/2024
- Existing Site Plan, Floor Plans and Elevations - Drawing no. 2235/1 received 02/12/2024
- Proposed Site Plan, Floor Plans and Elevations - Drawing no. 2235/2 received 02/12/2024
- Proposed Elevations - Drawing no. 2235/3 received 02/12/2024