



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01235/HOUS

Name and address for correspondence:	Applicant name:
Alan Chorlton Chorlton Planning Ltd 61 Nudger Green Dobcross OL3 5AW	Mr Sikander Razzaq

Part I - Particulars of Application

Date of Application: 16 December 2024

Proposal:	Proposed first floor rear extension
Location:	36 Ansdell Road, Rochdale, OL16 4TT,

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 excessive scale, built form, massing and design, the proposed first-floor extension, viewed with the existing single-storey rear extension, constitutes an overly dominant, and disproportionate and imposing addition to the host dwelling which would result in adverse visual harm to the character and appearance of the host dwelling and the surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 By virtue of its siting and distance from the directly-facing curtilage boundary, the proposed first-floor rear extension, together with the single-storey rear extension would result in undue overbearing impact on the rear amenity space of nos. 37 and 39 Buxton Crescent, to the detriment of the amenity of neighbouring occupiers. 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.

- 3 The proposed first-floor rear extension would result in undue amenity harm to the occupants of the host dwelling due to the inadequate provision of outlook to the proposed upper floor bedrooms through the use of obscured glazing and the absence of unobscured openings. 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 17/12/2024
- Existing and Proposed Site Plan - Drawing no. 23.3093.3A received 17/12/2024
- Existing Floor Plans and Elevations - Drawing no. 23.3093.1B received 17/12/2024
- Proposed Floor Plans and Elevations - Drawing no. 23.3093.SC1.1A received 17/12/2024