



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00227/HOUS

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	NADEER & NABEELA KHAN

Part I - Particulars of Application

Date of Application: 21 March 2023

Proposal:	Two storey rear and two storey front porch extension with the erection of two front dormers to facilitate loft conversion. Alterations to side fenestration including new doorway and the addition of a raised, timber decked patio area and glass balustrade to the rear elevation with a maximum height of 2.2m
Location:	8 Mercer Lane, Rochdale, OL11 5RN,

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 design and siting, the proposed two-storey rear extension, two-storey front porch extension together with two front dormers would constitute a poorly designed addition to an otherwise modest sized bungalow dwelling. The works have not been designed to be sympathetic to the existing build and would significantly undermine the established character of the street. The works are considered to be an overdevelopment of the plot and would erode the character and visual appearance of the existing dwelling. As such, the proposal would not 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' and the National Planning Policy Framework
- 2 The proposed development would result in a harmful loss of privacy to the occupants of 27 Bankfield Lane, resulting from the addition of a first-floor height side-facing window on the east elevation at close proximity to the rear elevation and rear garden

of the neighbouring dwelling, below separation distances set out in the Council's 'Guidelines and Standards for Residential Development' In addition, the proposed elevated decking would pose an unacceptable degree of overlooking to the rear garden of 6 Mercer Lane. As such, the proposed development would fail to accord with the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy 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 11 May 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.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

- SITE LOCATION PLAN
- 22.3020.4 EXISTING AND PROPOSED BLOCK PLANS
- 23.3020.3D PROPOSED FLOOR PLANS AND SECTION