



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00634/HOUS

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

Part I - Particulars of Application

Date of Application: 13 September 2023

Proposal:	Two storey front, side and rear extension following demolition of detached garage
Location:	199 Belfield Lane, Rochdale, OL16 2XU,

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, massing, siting and design, the proposed extension constitutes a disproportionate and incongruous addition which would dominate the host dwelling and result in an overdevelopment of the plot. The proposal would not be well-designed and would inflict undue visual harm to the character and appearance of the host dwelling and wider street scene. The proposal therefore fails to accords with Policy DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
- 2 The proposal would result in an expanse of brickwork to the north-east side elevation and would give rise to undue amenity harm to the habitable room windows of nos. 201 and 203 Belfield Road by means of overbearing impacts and loss of outlook. The proposal therefore fails to accord with Policies DM1 and P3 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 extension would result in the loss of off-street parking space for the proposed five-bedroom property, and would result in the displacement of vehicles onto the section of the carriageway close to the junction between Belfield Lane and Belfield Road. The proposed parking arrangements would be detrimental to the safety of highway users and pedestrians and is therefore contrary to Policies DM1 and T2 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 20 September 2024

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:

- o Location Plan - received 12/06/2023
- o Existing Site Plan, Floor Plans and Elevations - Drawing No. 1487/1 received 06/09/2023
- o Proposed Site Plan and Ground Floor Plan - Drawing No. 1487/2 received 06/09/2023
- o Proposed First Floor Plan - Drawing No. 1487/3 received 06/09/2023
- o Proposed Elevations and Section Plan - Drawing No. 1487/4 received 08/11/2023