



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00985/HOUS

Name and address for correspondence:	Applicant name:
Mr Robert Summerfield 4 Severn Drive Milnrow Rochdale OL16 3ET	Mr Robert Summerfield

Part I - Particulars of Application

Date of Application: 4 November 2024

Application No: 24/00985/HOUS

Proposal:	Erection of Two first floor side dormers following removal of existing dormer
Location:	4 Severn Drive, Milnrow, Rochdale, OL16 3ET

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 dormers 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 severely restricted size 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

6 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 07/10/2024
- Existing Site Plan - Drawing no. Ex_004 received 04/11/2024
- Proposed Site Plan - Drawing no. Prop_004 received 04/11/2024
- Existing Floor Plans - Drawing no. Ex_001 received 07/10/2024
- Existing Front and Side Elevation - Ex_002 received 07/10/2024
- Existing Rear and Side Elevation - Ex_003 received 07/10/2024
- Proposed Floor Plans - Drawing no. Prop_001 received 07/10/2024
- Proposed Front and Side Elevation - Drawing no. Prop_002 received 07/10/2024
- Proposed Rear and Side Elevation - Drawing no. Prop_003 received 07/10/2024