



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01035/HOUS

Name and address for correspondence:	Applicant name:
Dr Taki Sonbli 8 Budsworth Avenue Manchester M20 1AF	Mr Manzoor Ahmed

Part I - Particulars of Application

Date of Application: 12 October 2023

Proposal:	Part single / part two storey side and rear extension
Location:	3 Beechfield, Rochdale, OL11 5PA,

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, scale and siting, the proposed works are considered discordant to the existing massing of the dwelling and would lack visual subservience. The development is also not considered sympathetic to the existing scale and would present an unacceptable degree of visual harm by virtue of disproportionate additions. 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 By virtue of its siting and scale, the proposed first floor side extension would result in an unacceptable overbearing and loss of light impact to the rear garden of no.50 Norden Road. The rear facing window located on the proposed first floor side extension would result in an unacceptable degree of overlooking to the rear garden of no.54 Norden Road due to its close proximity to the shared boundary. 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, the Council's 'Guidelines and Standards for Residential Development' SPD 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 7 December 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.

For the avoidance of doubt, the above decision relates to the following plans;

- Location Plan
- A02 Proposed Plans
- A03 Proposed Elevations
- A06 Proposed Block Plan
- Proposed Site Plan