ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 20/01426/HH42

Name and address for correspondence:	Applicant name:
Mr Stewart Rothwell 564 Bolton Road Bury BL8 2DU	Mr Rashid Latif

Part 1 - Particulars of Application

Date of Application: 20 November 2020

Proposal:	**Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.75m and height to eaves 2.5m)**
Location:	**6 Further Pits, Rochdale, OL11 5DF**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Reason for Refusal:

1 By virtue of its siting, size and design, the proposed extension would result in an undue loss of amenity for the occupiers of no.4 and no.8 Further Pits due to a loss of light to the rear ground floor windows and an overbearing impact on the rear outdoor amenity space. As such, the proposed development would fail 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.

Date Decision Issued 17 December 2020

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Signed on behalf of the Council

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 decision relates to the following drawings:-
- Location Plan
- Existing Site Plan
- Existing Plans and Elevations - Drawing No. 1
- Proposed Site Plan
- Proposed Plans and Elevations - Drawing No. 2
- Proposed Section - Drawing No. 3