



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01183/HOUS

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	CHRISTOPHER TAYLOR

Part I - Particulars of Application

Date of Application: 14 November 2023

Proposal:	Part-two, part-single storey side and rear extension and single-storey rear extension with balcony and balustrade, including alterations to fenestration on ground floor front elevation and first floor rear elevation, addition of 1 no. roof lights to rear, removal of existing chimney and conversion of existing garage to living accommodation (Part-retrospective)
Location:	11 Alexander Drive, Milnrow, Rochdale, OL16 3LY

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 siting, massing, roof forms, and design, the front and rear gable of the proposed side and rear extension constitutes an incongruous and uncomplimentary feature which relates poorly with the existing forms of the host dwelling. The proposed development would not be well-designed and would fail to 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 height and siting, the proposed first-floor balcony would give rise to undue overlooking into the rear amenity space of no. 12 Alexander Drive and would result in detrimental loss of privacy to the neighbouring occupants. The proposal therefore fails to accord with Policy DM1 of the 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 9 January 2024

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, this Decision Notice relates to the following submitted plans:

- o Location Plan - received 27/10/2023
- o Existing and Proposed Site Plan - Drawing No. 23.3229.4 dated 08/2022
- o Existing Floor Plans and Section Plan - Drawing No. 23.3229.1A dated 09/2023
- o Existing Elevations - Drawing No. 23.3229.5 dated 09/2023
- o Proposed Floor Plans - Drawing No. 23.3229.SC1.1D dated 09/2023
- o Proposed Elevations - Drawing No. 23.3229.SC1.2A dated 09/2023