



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00151/HOUS

Name and address for correspondence:	Applicant name:
Mr Ray Booth 10 Downham Avenue Rossendale Lancashire BB4 8JY	Mrs Fatima Faiz

Part I - Particulars of Application

Date of Application: 26 February 2025

Proposal:	Single storey front porch extension, part single storey/part two storey rear extension and the erection of new outbuilding following demolition of existing
Location:	350 Albert Royds Street, Rochdale, OL16 5AD,

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, built form and design, the proposed front extension constitutes an obtrusive and incongruous addition to the dwelling which results in undue harm to the character and appearance of the surrounding street scene. The proposed two-storey rear extension also represents a non-subservient and irregular addition due to its excessive scale, massing and roof form design. The proposed development would not be well-designed and therefore fails 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 The proposed single-storey rear extension would result in undue loss in residential amenity of the occupiers of no. 348 Albert Royds Street by way of adverse overshadowing to the ground-floor rear facing windows. The proposal therefore fails 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.

- 3 The proposed extensions would result in undue amenity harm to the occupants of the host dwelling due to the inadequate provision of natural light to the proposed ground-floor lounge area. 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 30 April 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 and Existing and Proposed Site Plan - Drawing no. 2427/PFF/04 Rev. B received 26/02/2025
- Existing Floor Plans and Elevations - Drawing no. 2427/PFF/01 Rev. B received 14/02/2025
- Proposed Floor Plans and Elevations - Drawing no. 2427/PFF/02 received 14/02/2025
- Existing and Proposed Outbuilding Floor Plans and Elevations - Drawing no. 2427/PFF/03 Rev. B received 25/02/2025