



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01604/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mrs Samina Saleem

Part I - Particulars of Application

Date of Application: 18 January 2023

Proposal:	Part two, part single storey front and side extensions and a two storey rear together with alterations to fenestration to all elevations including alteration to existing window to additional patio door to rear
Location:	406 Bury Road, Rochdale, OL11 5EU,

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, form, massing and design, the proposed extensions would constitute an overdevelopment of the host dwelling which would cause unacceptable visual harm to the character and appearance of the dwelling and the wider street scene. The proposals therefore represents a wholly unsatisfactory standard of design 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' SPD and the National Planning Policy Framework.
- 2 By virtue of its siting, the proposed two-storey rear extension would result in undue overbearing and overshadowing impacts to the rear amenity space of adjacent no. 404 Bury Road. 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.

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 15 March 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, this Decision Notice relates to the following submitted plans:

- o Location Plan
- o Existing Floor Plans and Elevations - Drawing No. 1701/1 B
- o Proposed Site Plan and Proposed Floor Plans - Drawing No. 1701/2 B
- o Existing Site Plan and Proposed Elevations - Drawing No. 1701/3 B