



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01361/HOUS

|                                                                                                                                              |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Name and address for correspondence:                                                                                                         | Applicant name:                   |
| MR AIDEN PHILLIPS-WHALLEY<br>JAMES CAMPBELL ASSOCIATES LTD<br>CAMPBELL HOUSE<br>173 ROCHDALE RD<br>FIRGROVE, MILNROW<br>ROCHDALE<br>OL16 3BN | MR & MRS GAVIN & REBECCA MCDONALD |

### Part I - Particulars of Application

Date of Application: 1 November 2022

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>Proposal:</b> | <b>Two storey side and single storey rear extension</b> |
| <b>Location:</b> | <b>26 Glamis Avenue, Heywood, Rochdale, OL10 2LX</b>    |

### 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 The proposed two-storey side extension would not be in keeping with the street scene and would represent an over-development of the plot. The proposed development is therefore contrary to the visual amenity aims of policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 The proposed extensions would be detrimental to the amenity of the occupiers of no. 28 Glamis Avenue due to a loss of light and outlook to the side and rear facing windows and doors and an overbearing impact on the driveway area. The proposed development is therefore contrary to the residential amenity aims of policy DM1 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        27 January 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.

For the avoidance of doubt, this decision relates to the following plans:

Scheme 2 - Proposed Details. Drg no. 22.2978.SC2.1D

Existing Details. Drg no. 22.2978.1A

Existing & Proposed Block Plans. Drg no. 22.2978.2

Site Location Plan