



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00129/HOUS

Name and address for correspondence:	Applicant name:
Mr. Niamat Ali NA Design & Construction Ltd 47 Egerton Road South Chorlton cum Hardy Manchester M21 0YW United Kingdom	Mrs. Ayesha Inayat Waqas

Part I - Particulars of Application

Date of Application: 9 February 2023

Proposal:	Single storey front extension and two storey side and rear extension including alterations to fenestration on the side elevation. Re-submission of 22/00504/HOUS
Location:	3 Newbold Moss, Rochdale, OL16 2YS

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, massing, siting and design, the proposed extension constitutes an incongruous and non-subservient addition that would dominate the host property and would be an overdevelopment of the plot. It would not be well-designed and would inflict undue visual harm to the character and appearance of the host property and the wider street scene. The proposal therefore fails 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.
- 2 By virtue of the siting of the proposed first-floor window on the south-east side elevation, the proposed development would result in undue loss of amenity to the neighbouring occupiers by means of undue overlooking onto the rear curtilage space of adjacent no. 1 Newbold Moss. The proposal therefore fails 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.

- 3 By virtue of its scale and projection, the proposed development would substantially reduce the occupant's outdoor amenity space. It would result in insufficient garden space of a functional layout for a development of the size proposed, and would have an unacceptable impact on the standard of amenity for existing and future occupants. Therefore, the proposal would not comply with Policy DM1 of the Rochdale Core Strategy, the 'Guidelines & Standards for Residential Development' SPD 2016, and the National Planning Policy Framework.
- 4 The proposed extension would result in the loss of off-street parking space for the proposed five-bedroom property, and would result in the displacement of vehicles onto the section of the carriageway close to the junction between Newbold Moss and Croxton Avenue. The proposed parking arrangements would be detrimental to the safety of highway users and pedestrians and is therefore contrary to Policies DM1 and T2 of the adopted Rochdale Core Strategy 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 August 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, Existing Floor Plans and Elevations - Drawing No. NA-P01 dated 04/2014
- o Proposed Site Plan and Floor Plans - Drawing No. NA-P02 dated 04/2014
- o Existing Site Plan and Proposed Elevations - Drawing No. NA-P03 dated 10/2020