



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01040/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Mr Tasadiq Naveed

Part I - Particulars of Application

Date of Application: 1 November 2024

Proposal:	Part two, part single-storey rear extension including additional window to first floor side elevation
Location:	34 Elliott Street, Rochdale, OL12 0HF,

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 development would result in an undue loss of privacy for neighbouring occupants due to the proposed side floor window overlooking the rear garden and windows of no. 36 Elliott Street. This issue could not be resolved through the requirement for obscure glazing to be installed as it would lead to unacceptable levels of outlook to a habitable room. Furthermore, the proposed 'study', if it were to be used as a bedroom would be insufficiently sized and cramped and would not promote a satisfactory standard of amenity for its future occupants. The proposal is therefore unacceptable in terms of its impact on amenity and fails to comply with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

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 18 December 2024

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 relates to the following plans:

- Proposed floor plans and site plan: 2221/2
- Proposed elevations 2221/3
- Location plan