



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01299/HOUS

Name and address for correspondence:	Applicant name:
Mr Lee Hollinworth Whittaker Design 169 St John Street Lees Oldham OL4 3DS	Mr D Freer

Part I - Particulars of Application

Date of Application: 10 October 2022

Proposal:	Part two storey and single storey rear and two storey side extension with two front dormers, alteration to side elevation fenestration following demolition of existing rear conservatory and attached garage, addition of a garden room/shed and enlargement of driveway
Location:	3 Marsden Close, Rochdale, OL16 4SD,

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 siting and proximity to no.5 Marsden Close, the proposed part two storey and single storey rear and two storey side extension would result in a detrimental loss of privacy to the neighbouring side elevation. As such, the proposal would not comply with the SPD spatial standards and would fail to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 By reason of their excessive scale and poor design, the proposed extensions, including dormers, will result in a considerable change to the character of the original bungalow and fail to be servient to it. The proposal will detract from the quality of the area, contrary to Policies DM1 and P3 of the 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 8 December 2022

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.

INFORMATIVE:

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

Location Plan and Site Plan - 3945.3

Existing Floor Plans - 3945.1

Proposed Floor Plans and Elevations - 3945.2