



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01246/HOUS

Name and address for correspondence:	Applicant name:
Miss Rachel Baldwin RALA 11 Hackford Close Bury BL8 1XP	Mr & Ms Paul & Deborah

Part I - Particulars of Application

Date of Application: 18 December 2023

Proposal:	Increase roof height of existing dwelling by 1m including rear dormer and 1 no. roof light to front and two-storey side extension following demolition of existing side extension, including application of render and alterations to fenestration to all elevations, boundary walls to a maximum height of 1.83m, gates and timber fencing
Location:	35 Milnrow Road, Littleborough, Rochdale, OL15 0BS

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, scale, design and materiality, the cumulative impacts of the proposed dormer, fenestration and boundary treatments constitute unsympathetic and obtrusive forms of development which would inflict undue visual harm to the character and appearance of the host dwelling and immediate street scene. The development proposals would not be well-designed and represent an unsatisfactory standard of design and appearance, thereby failing 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' and the National Planning Policy Framework.
- 2 By virtue of its siting, the proposed north-east dormer window would give rise to undue overlooking into the rear amenity space of no. 44 Milbury Drive and would result in detrimental loss of privacy to the neighbouring occupants. The proposal therefore fails to accord with Policy DM1 of the Rochdale Core Strategy, the Council's

'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

- 3 By virtue of its excessive height and siting, the proposed 2m boundary wall would significantly reduce visibility for users of the highway and the footway, resulting in an unacceptable risk to pedestrian safety. The proposal is therefore considered to pose an unacceptable threat to highway safety, and would be contrary to Policies DM1 and T2 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 12 February 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 Notice relates to the following submitted plans:

- o Location Plan, Existing and Proposed Site Plan - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0000 Rev. P03 received 18/12/2023
- o Existing Ground Floor Plan and Elevations - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0001 Rev. P01 received 30/11/2023
- o Proposed Floor Plans - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0002 Rev. P06 received 30/11/2023
- o Proposed Elevations - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0003 Rev. P04 received 30/11/2023
- o Proposed Boundary Treatments - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0005 Rev. P00 received 30/11/2023
- o Proposed 3D Visualisation - Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0004 Rev. P05 received 30/11/2023