



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00373/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Miss Ikra Hussain and Miss Anam Hussain

Part I - Particulars of Application

Date of Application: 30 April 2024

Proposal:	Part single storey, part two storey rear extensions, first floor/two storey side extensions and alterations to fenestration on the rear first floor elevation
Location:	4 Heald Close, Rochdale, OL12 7HJ

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 design. The proposed development is not considered to be subservient to the host dwelling or in keeping with the surrounding properties, and together this causes harm to the character of the street scene. The proposed side extensions would almost double the width of the property, increasing its scale to excess. This contradicts with policies DM1 and P3 of the Core Strategy, JP-P1 of Places for Everyone, and the NPPF.
- 2 A lack of compliance with the separation distances established in paragraph 4.1 of the SPD. The proposed window serving the rear en-suite bedroom would reduce the separation distance to the rear windows of no. 5 Heald Drive from 18m to 15m. Whilst the existing separation distance fails to comply with the SPD, a further reduction would not be considered acceptable and would undermine the privacy of occupants of no. 5 Heald Drive, in contradiction with policy DM1 of the Core Strategy. Overall the proposed development conflicts with policies DM1 of the Core Strategy and the Guidelines and Standards for Residential Development SPD (June 2016).

- 3 By virtue of overbearing impact, reduced outlook, and overshadowing, particularly in relation to no. 6 Heald Close. The two-storey side extension along the common boundary with no. 6 would be in close proximity to the neighbours, and considering its scale, would have an adverse impact on neighbouring occupants, particularly in relation to overshadowing and reduced outlook. This is in direct contradiction with policy DM1 of the Core Strategy, policy JP-P1 of Places for Everyone, and the NPPF.

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 24 June 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.

Informative:

This application relates to the following plans:

- Parking arrangement: 2133/3
- Proposed floor plans and site plan: 2133/3
- Proposed elevation: 2133/4
- Location plan