



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00009/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building design services 6 Stock Close Rochdale OL12 6BB	Mr Manawar Khan

Part I - Particulars of Application

Date of Application: 3 January 2023

Proposal:	Part single ground and first floor rear extension with rear dormer and 1no window to front elevation and alteration to rear fenestration
Location:	221 Albert Royds Street, Rochdale, OL16 2TJ,

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 elevated siting, scale, bulky massing and design, which sees the hipped roof of the first floor extension adjoin its rear elevation, the proposed rear dormer would constitute a disproportionate and incongruous addition to the host dwelling roof slope which would not be well-designed and would be out of keeping with the character and appearance of the host dwelling. Given the arrangement of dwellings to the rear and the existence of a shared alleyway, the dormer would sit in a prominent location and would cause significant visual harm to the character and appearance of the surrounding area. The proposed development would not be well-designed and therefore fails 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 The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook to the first-floor rear bedroom and the front-facing attic bedroom. The proposed development would therefore be contrary to policies DM1 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.

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 28 February 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.

INFORMATIVE:

This Decision Notice relates to the following drawings:-