



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01001/HOUS

Name and address for correspondence:	Applicant name:
Mr Brian Murray SLW Designs 255 Copsterhill Road Oldham OL8 3DE	Mr D KELLY

Part I - Particulars of Application

Date of Application: 20 September 2023

Proposal:	Single storey rear extension following demolition of existing outbuilding
Location:	2 Tenby Grove, Rochdale, OL12 7EN,

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 scale, the proposed extension is considered to be visually intrusive and overbearing to the ground floor rear window of no.3 Tenby Grove and would pose a degree of reduced outlook by virtue of a closer proximity to the outbuilding and built with a larger scale and siting than that already in place. As such, the proposed development would fail to accord with the residential amenity aims of policies DM1 and P3 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 16 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, the above decision relates to the following plans;

- Location Plan
- SLW/DK/01/PA-rev Single Storey Rear Extension