



ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

REFUSAL OF PRIOR APPROVAL FOR HOUSEHOLDER DEVELOPMENT

APPLICATION REFERENCE: 24/00344/HH42

Name and address for correspondence:	Applicant name:
Mr Hamzah Hussain 1 bank street accrington bb5 4hh United Kingdom	Mr Irfan Begum

Part 1 - Particulars of Application

Date of Application: 15 April 2024

Proposal:	Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.85m and height to eaves to 2.50m)
Location:	18 Taylor Street, Rochdale, OL12 0HX,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **prior approval is required and is refused** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority.

Reason for Refusal:

- 1 By reason of its size, scale and proximity to the rear garden area and rear facing window of no.20 Taylor Street, the proposed extension would result in undue overshadowing and an unacceptable overbearing impact to the detriment of the amenity of the occupiers of this neighbouring property. The development therefore fails to comply with the requirements of the Guidelines and Standards for Residential Development Supplementary Planning Document, Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework and Prior Approval is refused.

Date Decision Issued 23 May 2024

Melanie Hale
Head of Planning Services

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 decision relates to the following drawings:-

- Proposed floor plan, roof plan, site plan, and elevations: TAY-02-20
- Location plan: 100047474