



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01267/HOUS

Name and address for correspondence:	Applicant name:
MR FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN United Kingdom	MR & MRS MARK & CATHERINE ROBINSON

Part I - Particulars of Application

Date of Application: 23 December 2024

Proposal:	Part two storey part single storey rear extension following demolition of existing conservatory and alteration to fenestration
Location:	30 Brookway, Littleborough, Rochdale, OL15 8BU

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 the failure to comply with the minimum separation distances outlined in paragraph 4.1 of the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the proposed first floor window on the side elevation of the host dwelling and serving a bedroom, would result in a harmful loss of privacy for the occupants of 27 Brookway and 29 Brookway. The proposal therefore does not accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 By virtue of its design, siting and scale, the proposed part two storey, part single storey rear extension would result in a poor standard of amenity for the present and future occupants of the host dwelling due to the inadequate provision of light and outlook to the existing habitable room identified as the kitchen/dining room. Additionally, the rooms identified as 'bedroom 4' and 'master bedroom' in the drawing 'proposed details' (drawing no: 24.3478.2B) would provide insufficient floor area for bedrooms and would not meet the minimum requirements set out in the 'Technical Housing Standards - Nationally Described Space Standard'. This would lead to a

poor standard of living conditions for the present and future occupiers of the host dwelling. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 18 February 2025

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:

- Site Location Plan.
- Existing & Proposed Block Plans. Drawing no. 24.3478.3.
- Existing Details. Drawing no. 24.3478.1A.
- Proposed Details. Drawing no. 24.3478.2B.