



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00408/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	Awat Abdullahi

Part I - Particulars of Application

Date of Application: 10 May 2024

Proposal:	Alterations to existing roof including increase in ridge height and hip-to-gable roof conversion, erection of 2no pitched roof rear dormers and single-storey rear extension.
Location:	163 Leander Drive, Rochdale, OL11 2XE,

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 The application has failed to demonstrate the full extent of works required to implement the proposed extensions, specifically the single storey rear extension. Significant regrading works to the property's curtilage have not been included on the submitted plans and have taken place without planning permission. These include a substantial change in levels around the immediate area of the rear extension. It has not been demonstrated how the regrading works would impact on the proposed rear extension. Additionally, there are concerns over the impact on visual and residential amenity and off street parking provision from the regrading works, as well as the structural integrity of said works. It has not been demonstrated how these concerns will be overcome or how the regrading works impact on the design of the rear extension and its subsequent impact on visual and residential amenity. The application has therefore failed to demonstrate it complies with the requirements of policies P1, P2, P3, G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of Places for Everyone Joint Development Plan 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 10 September 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, this Decision Notice relates to the following submitted plans:

- Location Plan
- Existing Ground Floor Plan and Site Plan. Dwg no. 2145/1
- Existing Elevations. Dwg no. 2145/2
- Proposed Ground Floor Plan and Site Plan. Dwg no. 2145/3. Submitted on 18/06/2024
- Proposed First Floor Plan. Dwg no. 2145/4. Submitted on 18/06/2024
- Proposed Elevations. Dwg no. 2145/5. Submitted on 25/06/2024