



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00685/HOUS

Name and address for correspondence:	Applicant name:
Mr Shahid Hussain 25 Sandfield Road Rochdale OL16 5LE	Mr Shahid Hussain

Part I - Particulars of Application

Date of Application: 12 July 2024

Proposal:	Two storey side extension and single storey rear extension to replace existing conservatory
Location:	25 Sandfield Road, Rochdale, OL16 5LE,

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 proposed two-storey side extension's siting and scale, it would extend beyond the existing building line on Sandfield Road, and would not be considered subservient to the host. The proposal would therefore have a harmful impact on the character of the street scene by appearing imposing and incongruous, and it would inherently alter the form of the host dwelling and imbalance the symmetrical relationship with the adjoining property. As such, the design is unacceptable and in conflict with policies DM1 and P3 of the Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, the Guidelines and Standards for Residential Development SPD, and the NPPF.
- 2 By virtue of the proposed extensions scale and layout, it would give rise to unacceptable impact on occupier amenity through the erosion of the existing private garden space to an area that would be inappropriately small relative to the resultant dwelling. Furthermore, the proposed side extension would adversely affect no. 23 Sandfield Road's limited garden space through overshadowing and overbearing impact. As such, the proposed development would not comply with policies DM1 and JP-P1, the Guidelines and Standards for Residential Development SPD and the NPPF.

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 6 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 relates to the following list of plans:

- Proposed elevations: FO 03245887/4
- Proposed layouts: FO 03245887/3
- Existing and proposed roof and site plans: FO 03245887/5
- Location plan: FO 03245887/6