



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01125/HOUS

|                                                                                                                |                  |
|----------------------------------------------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                                                           | Applicant name:  |
| Mr Bilal Rashid<br>BRTA Limited<br>Office 12<br>Falcon Business Centre<br>Victoria Street<br>Oldham<br>OL9 0HB | Mr Abid Mohammed |

### Part I - Particulars of Application

Date of Application: 6 December 2023

|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Single-storey rear extension following demolition of existing conservatory and detached garage</b> |
| <b>Location:</b> | <b>10 Datchet Terrace, Rochdale, OL11 2LQ,</b>                                                        |

### 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 scale and siting, the design of the proposal would constitute a poorly designed addition and is not considered to respect the proportions of the existing dwelling and would appear as an incongruous addition to the host property as a result of a 6m projection distance. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework
- 2 By virtue of its siting and projection distance relative to the host property, the proposed development is not constructed in accordance with paragraphs 5.6 and 5.7 of the SPD in relation to maximum projection distances and would also present a maximum height close to the common boundaries which is considered to present an unacceptable degree of overbearing impact to surrounding occupiers. 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            31 January 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
- Proposed Site Plan
- A102 Proposed