

Report to Planning and Licensing Committee



Date of Meeting	06 February 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Alison Truman
Public/Private Document	Public

<b>Application:</b> 19/00418/HOUS	<b>Township:</b> Rochdale	<b>Ward:</b> Central Rochdale
<b>Appeal Reference:</b> APP/P4225/W/19/3233315		<b>Decision level:</b> Delegated
<b>Site Address:</b> 106 Hill Top Drive, Rochdale, OL11 2RL		
<b>Proposal:</b> Erection of a single storey rear extension and replacement of door on existing side elevation with a window - Retrospective		
<b>Applicant:</b> Mr Mohammad Rafiq		<b>Agent:</b> Mr Mohammed Yaseen
<b>Planning Inspectorate Decision:</b> Appeal Allowed – 3 <sup>rd</sup> December 2019		
<ul style="list-style-type: none"> <li>– The retrospective application was refused on the grounds that the extension would unduly impact on the amenity of the occupants of number 108 Hill Top Drive through loss of light and outlook from the rear ground floor window.</li> <li>– The Inspector acknowledged that the extension, at 4 metres in length, exceeds the guidance contained in the Council’s ‘Guidelines &amp; Standards for Residential Development’ SPD, the purpose of which is to prevent rear extensions from being overbearing to neighbouring occupiers and to prevent undue loss of light and privacy.</li> <li>– However, the Inspector found that whilst the development has resulted in a change to the outlook from the rear windows of No 108, this has not resulted in harm to the extent that the rear rooms and garden are less pleasant to use.</li> <li>– given the southern rear aspect of the rear of No 108 and its rear garden and the position and design of the extension relative to the rear of this property, it is unlikely that the development has affected light or sunlight reaching the rear rooms and garden of No 108 to a degree that would be harmful to the living conditions of its occupiers.</li> <li>– The Inspector therefore found that the development accords with the purpose of the SPD and allowed the appeal.</li> <li>– NB. Appeal ref. APP/P4225/D/19/3236904 relating to a further application to retain the extension (19/00814/HOUS) was allowed on 13 December 2019.</li> </ul>		