

Report to Planning and Licensing Committee



Date of Meeting	1 st October 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Ryan Killeen
Public/Private Document	Public

Application: 20/00100/HOUS	Township: Rochdale	Ward: Balderstone and Kirkholt
Appeal Reference: APP/P4225/D/20/3253949		Decision level: Delegated
Site Address: 202 Queensway, Rochdale, OL11 2NB		
Proposal: First Floor Rear Extension		
Applicant: Mr Umer Nazir		Agent: Mr Belal Rashid
Planning Inspectorate Decision: Appeal Allowed – 21 August 2020		
<ul style="list-style-type: none"> – The application was refused due to the extension resulting in inadequate light and outlook for a bedroom, with no window and only a “light well” in the ceiling. This was considered contrary to the Council’s <i>Guidelines and Standards for Residential Development</i> SPD, policies DM1 and P3 of the Rochdale Core Strategy and the NPPF. – The Inspector highlighted that the bedroom does not currently receive a significant amount of light due to the orientation of the dwelling and position of existing extensions. – The Inspector noted that the amount of light received by the bedroom would remain reasonable and minor harm would occur to the outlook possible from the room as the roof-light would only permit views of the sky. – Minor conflict with policy DM1 of the Adopted Core Strategy, the SPD and the NPPF was considered to result, all of which aim to ensure that development does not adversely impact the amenity of residents, and provide a high standard of amenity for existing and future users. – The minor harm that was identified was considered against the personal circumstances of the applicant and the Inspector concluded that the personal circumstances outweigh the minor harm that would be caused to the living conditions of the existing residents, despite the fact the built development will likely last longer than the personal circumstances put forward. 		