

Report to Planning and Licensing Committee



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

<b>Application:</b> 20/00130/HOUS	<b>Township:</b> Rochdale	<b>Ward:</b> Norden
<b>Appeal Reference:</b> APP/P4225/D/20/3253784		<b>Decision level:</b> Delegated
<b>Site Address:</b> 7 Weythorne Drive, Heywood, BL9 7TX		
<b>Proposal:</b> First Floor Rear Extension		
<b>Applicant:</b> Ms Katy Williams		<b>Agent:</b> Mr Michael Court
<b>Planning Inspectorate Decision:</b> Appeal Allowed – 10 September 2020		
<ul style="list-style-type: none"> <li>– The Council refused the application due to the effect of the proposed development on the living conditions of occupiers of no.9 Bury and Rochdale Road, with particular regard to privacy and having particular regard to the adopted SPD</li> <li>– The Inspector noted that the proposed first floor rear extension would not comply with the minimum distance requirements stipulated under section 4.1 of the SPD but noted that extensive mature planting was positioned along the boundary to the rear of the applicant property, restricting views between upper floor windows.</li> <li>– The Inspector noted that adjacent dwellings had been extended in a similar way to the appeal proposal, however faced no.9 at a more oblique angle. It was also noted that the rear windows of the appeal property were already visible from the rear of no.9 and that the facing ground floor window served only a utility room.</li> <li>– The Inspector concluded that the additional degree of overlooking would be minimal, on the basis that the proximity of the existing buildings and boundary treatment, the degree of overlooking would not be so significant as to result in an undue loss of privacy within the facing rear windows of no.9. The proposal would therefore be consistent with policy DM1 of the Rochdale Adopted Core Strategy which seeks to ensure that developments do not adversely affect the amenity of residents through loss of privacy.</li> </ul>		