

Report to Planning and Licensing Committee



Date of Meeting	24 June 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
Report Author	Emily Sykes
Public/Private Document	Public

Application: 20/01364/HOUS	Township: Rochdale South	Ward: Bamford
Appeal Reference: APP/P4225/D/21/3272949		Decision level: Committee
Site Address: 36 Norford Way, Rochdale, OL11 5QS		
Proposal: Proposed part single, part double storey extension to front and rear of house. Revised submission of app 20/00348/HOUS with juliet balconies added to rear bedrooms		
Applicant: Mr Khaser Ahmed		Agent: Mr Farhan Rama
Planning Inspectorate Decision: Appeal Allowed – 20 May 2021		
<ul style="list-style-type: none"> – The application was recommended for approval. The Planning and Licensing Committee refused the application due to the impact of the proposal upon the character and appearance of the street scene and a loss of privacy and overbearing impact to the amenity of the residents at nos. 34 and 38 Norford Way. – The Planning Inspectorate appeal officer noted that the surrounding street scene is characterised by a mix of large detached two storey and single storey houses set within generous plots. The properties are of varying design and are not positioned in a distinctive building line. As a result of this variety, the Planning Inspectorate appeal officer concluded that the proposal would not be visually harmful. As the Juliet balconies are located to the rear of the dwelling they would not be visible from the street scene and hence would not fundamentally alter the outward appearance of the previous proposal approved under 20/00348/HOUS. The Inspector considered it was a contemporary design which would enhance the quality of the street. – The inspector considered that the rear projections would not appear unduly overbearing when viewed from the neighbouring properties given the adequate separation distances and mature trees/hedges along the boundary at no.38. – It was also noted by the appeal Officer that whilst the Juliet balconies may result in an increased perception of the rear garden at no.34 being overlooked, it would not be above the reasonable overlooking which can be expected in a residential area. This is because occupants are unlikely to spend great lengths of time stood at the window so views into the neighbouring garden would be fleeting. – Therefore, the inspector concluded that that the proposal would not result in harm to the character and appearance of the street scene and would not have an unacceptable effect upon the living conditions of nearby occupiers. The appeal proposal was found to be in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy (October 2016) and the NPPF. 		