



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00734/HOUS

Name and address for correspondence:	Applicant name:
Mr Richard Shuttleworth Equilibrium Architects Ltd Bank Chambers Bank Street Bury BL9 0DL	Mr Matt Murphy

Part I - Particulars of Application

Date of Application: 27 August 2024

Proposal:	Front and rear dormer extensions with the creation of a Juliet balcony to the rear elevation following demolition of existing rear dormer. Alterations to fenestration on the front and rear elevations including modification of the existing front porch, insertion of roof light and enlargement of existing french doors to the rear.
Location:	3 Broadhalgh Avenue, Rochdale, OL11 5LW,

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 their size, scale, form and design, the proposed dormer windows would constitute incongruous and poorly designed additions which are detrimental to the character and appearance of the host dwelling and surrounding area. As such, the proposed dormer windows would adversely affect the heritage value of the Moorgate Avenue Conservation Area through visual competition and conflicting style. This would result in less than substantial harm, which has not been reasonably justified in terms of its public benefit. The proposal does not therefore accord with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 23 October 2024

Melanie Hale

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.

This decision relates to the following plans:

- Site Location Plan. Dwg no. R-0882-SLP
- Existing Plans and Elevations. Dwg no. R-0882-01
- Proposed Plans and Elevations. Dwg no. R-0882-02. Rev A
- Existing & Proposed Site Plans. Dwg no. R-0882-03. Rev A