Town and Country Plannir

ROCHDALE BOROUGH COUNCIL

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00420/HOUS

Name and address for correspondence:	Applicant name:
Aaron Heaton Abode Architecture WeWork No.1 Spinningfields Quay Street Manchester M3 3JE	Mr McDermott

Part I - Particulars of Application

Date of Application: 10 April 2019

Proposal:	**Two storey side and single storey side and rear extensions, following demolition of existing garage and conservatory**
Location:	**26 Muirfield Close, Heywood, OL10 2DS**

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 Due to its design, size and bulk, the proposed two storey side extension would appear as a highly prominent, non-subservient and ungainly addition to the application property and would visually unbalance the appearance of the host dwelling. The extension would have detrimental impact upon the character and appearance of the application property and the wider street scene. As such, the proposal would fail to accord with the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework.

Procedure Statement:

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date Decision Issued 13 June 2019



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Signed on behalf of the Council

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.

For the avoidance of doubt, this decision relates to the following plans:

- Proposed Ground & First Floor Plan (Job-Dwg No 357ROC-104)
- Existing Plans (Job-Dwg No 357ROC-102)
- Existing Elevations (Job-Dwg No 357ROC-103)
- Existing Roof & Site Plan (Job-Dwg No 357ROC-100)
- Proposed Elevations (Job-Dwg No 357ROC-105)
- Location Plan (Job-Dwg No 357ROC-106)
- Proposed Roof & Site Plan (Job-Dwg No 357ROC-106) (submitted: 13/06/2019)