ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00404/HOUS

Name and address for correspondence:	Applicant name:
Mr S Rothwell 564 Bolton Road Bury BL8 2DU	Mr Asif Rashid

Part I - Particulars of Application

Date of Application: 26 March 2021

Proposal:	**Part two/part single storey side extension, single storey front extension and part two-storey/part-single storey rear extension following demolition of existing conservatory**
Location:	**11 Great Flatt, Rochdale, OL12 7AS**

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 its size, siting and design, the proposed single storey front extension would appear as an awkward, ungainly and incongruous addition, which would be out of character with the host dwelling and the existing street scene. As such the proposal would fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

1 By virtue of its size, siting and design, the proposed part two storey/part single storey side extension does not represent a subservient addition to the host dwelling, being an unduly prominent and incongruous addition that would alter the visual appearance of the host dwelling. It therefore would have an adverse impact upon the character of the host dwelling and the street scene, which is exacerbated by the prominent corner plot location of the dwelling. As such, the proposal would fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1

and P3 of the adopted Rochdale Core Strategy 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 20 May 2021



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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:
Location plan, existing site plan and proposed site plan
Sheet 1 - Existing elevations
Sheet 2 - Existing plans
Sheet 3 - Proposed elevations
Sheet 4 - Proposed plans