ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01328/HOUS

Name and address for correspondence:	Applicant name:
Mr Steve Berry 9 Harwin Close Rochdale OL12 7UY United Kingdom	Mr Steve Berry

Part I - Particulars of Application

Date of Application: 11 November 2019

Proposal:	**Demolition of existing double garage, erection of a new double garage to front, two storey extension to side, increase the roof ridge line and its orientation to provide space within attic, new porch and canopy to front elevation - Resubmission of 19/00749/FUL**
Location:	**9 Harwin Close, Rochdale, OL12 7UY**

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 siting, size and design the proposed extensions would form an unduly prominent form of development, to the detriment of the character and visual amenity of the street scene. In addition, as a result of its considerable height in relation to the existing properties on the street, the canopy, forward facing garage gable and forward facing obscure glazed windows, the proposed extension would appear as an incongruous addition to the host dwelling and constitute poor design. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 2 January 2020



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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 Notice relates to the following drawings:-

- Location plan
- Site Plan
- Existing Dwelling
- Proposed Dwelling