ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00557/HOUS

Name and address for correspondence:	Applicant name:
Mark Herring Clear Architectural Services 50 Rectory Street Middleton Manchester M24 5TY	ELANA FROGGAT

Part I - Particulars of Application

Date of Application: 25 May 2019

Proposal:	**Two storey side extension following demolition of existing conservatory - Resubmission of 18/00716/HOUS**
Location:	**24 Evesham Road, Middleton, M24 1PZ**

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 design, incluidng a hipped roof, reduced ridge and eaves height and fenestration detail, the proposed two storey side extension would appear incongruous with the design of the original dwelling. The proposal would not be of high quality design, to the detriment of the character of the property and the surrounding street scene and would therefore be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 As a result of its size, design and siting, the proposed extension would severely reduce light and outlook and have an overbearing impact when viewed from the front ground floor living room and first floor bedroom windows of No. 2 Arden Avenue. As such, the proposal would not accord with policy DM1 of the adopted Rochdale Core Strategy or 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 19 July 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 Elevations (Drawing No. CM170 PL 02.c)
- Proposed Site and Location (Drawing No. CM170 PL 03c.)
- Proposed Plans (Drawing No. CM170 PL 01a)
- Existing Elevations (Drawing No. CM170 EX 02.)
- Existing Plans (Drawing No. CM170 EX 01.)