



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01236/HOUS

Name and address for correspondence:	Applicant name:
Mr Kelly Solid Void 16 Woolfenden Way Wardle ROCHDALE OL12 9SS United Kingdom	Mr & Mrs Davies

Part I - Particulars of Application

Date of Application: 12 October 2022

Proposal:	Alterations to existing roof from hip to gable including new roof, rear dormer and installation of second floor side window -retrospective.
Location:	142 Hollin Lane, Middleton, Rochdale, M24 5LB

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, materiality and scale, the proposed rear dormer extension would have a disproportionate scale which would harmfully impact the character and uniformity of the host property and wider street scene. The proposed development therefore fails to comply with Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 The proposed hip to gable end roof extension would constitute an incongruous addition to the host dwelling. The proposed roof form would be unsympathetic in the context of the adjoining dwelling and surrounding pairs of semi-detached dwellings to the detriment of the character and appearance of the surrounding street scene. The proposal therefore constitutes poor design and would have a detrimental impact on the character and appearance of the street scene, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 6 December 2022

Daniela Ripa
Interim Head of Planning Services

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.

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

- Pre-Existing & Proposed Plans. Drg no. 2168/P22A
- Pre-Existing Site & Location Plans. Drg no. 2168/P23B
- Existing Site & Location Plans. Drg no. 2168/P25
- Existing Plans. Drg no. 2168/P27
- Pre-Existing & Proposed Elevations 01. Drg no. 2168/P20C
- Pre-Existing & Proposed Elevations 02. Drg no. 2168/P21C
- Existing Elevations. Drg no. 2168/P26A