ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00434/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mrs D Lord<br>48 Cheltenham Road<br>Middleton<br>M24 1HG | Mrs D Lord |

Part I - Particulars of Application

Date of Application: 15 April 2019

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|---|---|
| **Proposal:** | **Single storey rear extension, rear dormer and alterations to front elevation** |
| **Location:** | **48 Cheltenham Road, Middleton, M24 1HG** |

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 height, flat roof and size, the portion of dormer above the ridge of the application property would constitute an awkward, irregular and conspicuous addition the street scene that would not be in keeping with character and appearance of the dwelling house. As such it would fail to accord with policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

2 The proposed single storey rear extension would be built with a varying eaves height and a significant portion of it would intersect the proposed dormer window. It is considered that these elements of its design would make it appear as an awkward and ungainly addition to the application property. As such it would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 Due to its depth and proximity to the shared boundary, it is considered that the proposed extension would have a significant, oppressive impact upon the occupants of the neighbouring No.50 when viewed from the rear facing windows of the property

and the rear amenity space. As such, it would fail to accord with policy DM1 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 17 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 elevations, roof and site plan (Drawing No: RC 04195450/3)
- Proposed Layouts and Section (Drawing No: RC 04195450/2)
- Existing Layout, and Elevations (Drawing No: RC 04195450/1)