ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00504/HOUS

Name and address for correspondence:	Applicant name:
Mr MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr MOHAMMED ALI

Part I - Particulars of Application

Date of Application: 3 May 2019

Proposal:	**Demolition of existing conservatory and erection of single storey rear extension, rear dormer and garage conversion**
Location:	**5 Westbrook Close, Rochdale, OL11 2XY**

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 As a result of its siting, size and design, the proposed rear dormer would constitute an unduly prominent and incongruous addition to the application property and the Manchester Road street scene. As such, the proposal would have an adverse impact upon the character of the host property and the wider street scene and 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 26 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.

Informative

For the avoidance of doubt, this decision relates to the following plans:

- Site Location Plan
- Existing Floor Plans Drawing no. 18.1912.1
- Existing Elevations Drawing no. 18.1912.2
- Scheme 2 Proposed Floor Plans Drawing no. 18.1912.SC2.1C
- Scheme 2 Proposed Elevations Drawing no. 18.1912.SC2.2A
- Existing and Proposed Block Plan Drawing no. 18.1912.3