ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00414/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Thompson Greenhalgh And Williams 460 Manchester Road Bolton BL3 2NU	Mr & Mrs Paul Bleackley

Part I - Particulars of Application

Date of Application: 1 May 2019

Proposal:	**Erection of single storey extension in place of existing conservatory and erection of first floor rear extension along with erection of chimney and replacement of existing side facing bathroom window**
Location:	**Bamford Closes Barn, Red Lumb Street, Rochdale, OL12 7TX**

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 The proposed first floor extension would constitute an alien, awkward and incongruous addition to the roof of the application property, to the detriment of its character and the visual amenity of the immediate surroundings. As such, the proposal would fail to accord with the design and visual amenity aims of policies DM1 and P3 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 26 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 and floor plans (Drawing No. 4826 3 Rev: A)
- Site Location and Block Plan (Drwg No 4826-1.A)
- Existing elevations and floor plans (Drawing No. 4826-2 Rev: A)