ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01404/HOUS

Name and address for correspondence:	Applicant name:
Mr William Dowd Building Design Services 26 Centre Vale Todmorden Road Littleborough OL15 9EL	Mr Aftab Hussain

Part I - Particulars of Application

Date of Application: 21 May 2019

Proposal:	**Demolition of existing single storey extension, erection of two storey extensions to north and east elevations, erection of single storey porch to east elevation, erection of single storey extension to west elevation and alterations to existing fenestration**
Location:	**Oakenrod Edge, Oakenrod Hill, Rochdale, OL11 4ED**

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 extensions, by virtue of their scale, design and siting, would appear as overly prominent additions that fail to complement the existing character and form of the host dwelling. Furthermore, due to the massing that would be created by the extensions, the proposal would impose on and harm the setting of the adjacent Grade II listed building, Oakenrod Hall. The proposal would fail to respect the visual amenity of the area and cause less than substantial harm to the setting of the designated heritage asset. This harm is not justified or mitigated within the application and there are no public benefits to outweigh this. The application is therefore contrary to policies P1, P2, P3 and 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 23 October 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 Notice relates to the following drawings :-

- All drawings titles 'Proposed rear and side extensions and internal alterations', Drawing No. 606/1
- Location Plan, Amended 27/02/2019
- Existing Elevations, Amended 27/02/2019
- Proposed Elevations
- Existing Site Plan
- Proposed Site Plan
- Existing Ground Floor Plan
- Existing First Floor Plan
- Proposed Ground Floor Plan
- Proposed First Floor Plan