ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01382/HOUS

Name and address for correspondence:	Applicant name:
Mr Martin Ashworth James Campbell Associates Campbell House 173 Rochdale Rd Milnrow Rochdale OL16 3BN	Mr Mohammed Saghir

Part I - Particulars of Application

Date of Application: 29 January 2019

Proposal:	**Enlargement of roof from hip to gable to incorporate new dormer extension to rear**
Location:	**57 Park Road, Rochdale, OL12 9BJ**

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 hip to gable conversion would represent an incongruous form of development which would result in a significant and detrimental impact upon character and appearance of the original dwelling and the surrounding area. As such, the proposal would fail to comply with policies DM1 and P3 of the Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development SPD' and the relevant sections of 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 20 March 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:-

- Location Plan
- Existing and Proposed Block Plans - 18.18792.3
- Existing Details - 18.1892.1B
- Proposed Details - 18.1892.2E