ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01213/HOUS

Name and address for correspondence:	Applicant name:
Miss Hannah Alasvand 3 Duffield Road Middleton M24 1NQ	Miss Hannah Alasvand

Part I - Particulars of Application

Date of Application: 28 November 2019

Proposal:	**Two storey side and single storey rear extensions including demolition of existing extensions together with alteration to roof from hip to gable**
Location:	**3 Duffield Road, Middleton, M24 1NQ**

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 size and design, the proposed two-storey extension would appear as a part of the original dwelling rather than a subservient later addition, and therefore detract from the character of the dwelling and the street scene. The proposal would therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards for Residential Development' SPD and the National Planning Policy Framework.

2 As a result of its size, siting and design, the proposed two storey side extension would contribute to a terracing effect with the neighbouring No.5 Duffield Way, to the detriment of the character and appearance of the host dwelling and wider street scene. As such, the proposal is contrary to the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', 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 22 January 2020



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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:
- Location Plan (1:1250)
- Existing and Proposed Site Plans (1:500)
- Existing Floor Plans and Elevations (Revision B - 27 November 2019)
- Proposed Floor Plans, Elevations and Sections (Revision B)