



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01263/HOUS

Name and address for correspondence:	Applicant name:
Mr David Slater 51 Higher Shady Lane Bromley Cross Bolton BL7 9AQ	Mr J Mitchel

Part I - Particulars of Application

Date of Application: 2 December 2022

Proposal:	Dormer Loft Conversion
Location:	89 Seven Acres Lane, Rochdale, OL12 7RW

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 By virtue of its siting, scale and design, and particularly its height above the ridge of the existing dwelling, the proposed dormer extension would be of poor design and as such, the development would unduly harm the character and appearance of the host property and the surrounding area. The proposal therefore fails to accord with the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 27 January 2023

**Daniela Ripa
Interim Head of Planning Services**

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 SITE PLAN
- 2022-09-02-01 EXISTING ELEVATIONS
- 2022-09-02-02 PROPOSED ELEVATIONS
- 2022-09-02-03 EXISTING LAYOUTS
- 2022-09-02-04 PROPOSED LAYOUTS
- 2022-09-02-02 TYPICAL SECTION