



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01303/HOUS

Name and address for correspondence:	Applicant name:
MR FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL163BN	MR MICK HERNON

Part I - Particulars of Application

Date of Application: 26 October 2022

Proposal:	Part two/part single storey rear extension following demolition of existing rear conservatory together with front and rear dormers
Location:	59 Mountain Ash, Rochdale, OL12 7JD,

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, the proposed front and rear dormer extensions would constitute incongruous and disproportionate additions to the host dwelling, to the detriment of its character and that of the wider street scene. The proposed development therefore constitutes poor design, contrary to 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.
- 2 By virtue of siting, scale and design, the proposed two-storey rear extension would compromise the amenity of No.23 Mountain Ash and would not comply with SPD space standards. This would result in an unacceptable loss of privacy on the adjacent neighbouring windows to the rear and will result in inadequate private rear garden space for the occupier of the host dwelling, due to the presence of the existing outbuilding. The application therefore fails to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 20 December 2022

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.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

- LOCATION PLAN
- 22.2914.5 SITE PLANS
- 22.2914.3 PROPOSED FLOOR PLANS
- 22.2914.2A EXISTING ELEVATIONS REVISED
- 22.2914.2A PROPOSED EXTENSIONS AND ALTERATIONS
- 22.2914.2 SUPERSEDED EXISTING FLOOR PLANS AND ELEVATIONS
- 22.2914.4 SUPERSEDED PROPOSED ELEVATIONS