ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01153/HOUS

Name and address for correspondence:	Applicant name:
MR Daniel Llado TDM Architectural Ltd 538 ROCHDALE ROAD ROYTON OLDHAM MANCHESTER OL2 6SF United Kingdom	MR & MRS GARRITY

Part I - Particulars of Application

Date of Application: 30 September 2020

Proposal:	**First floor side/rear extension with balcony at first floor, single storey rear extension and raised terrace, following demolition of existing single storey extension, alterations to rear elevation (in connection with a basement conversion) and modification to existing external staircase**
Location:	**867 Rochdale Road, Middleton, M24 2RA**

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 would result in a disproportionate addition over and above the size of the original building. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. No very special circumstances have been identified that would outweigh the harm, and the proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 By virtue of its siting, size and design the proposed extensions would form an unduly unsympathetic form of development as a result of its contrasting gable-style roof form, to the detriment of the character and visual amenity of the host dwelling and street scene. The proposal would constitute an incongruous addition to the host dwelling and ultimately fail to produce a satisfactory standard of design. As such, the

proposed development would fail to accord with policies DM1 and P3 of the adopted 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 24 November 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.

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

- PL01 - Rev C - Proposed Plans
- PL02 - Rev B - Existing Plans, proposed rear and side elvation
- Site Plan - Received 30/09/2020
- Location Plan