ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00320/HOUS

Name and address for correspondence:	Applicant name:
Mr Sohail Musa SMS architecture 59 Croston street Bolton BL3 4BB	Mr Mohammad Amin

Part I - Particulars of Application

Date of Application: 3 March 2021

Proposal:	**Two storey side extension and part single storey/part two storey rear extension with rear dormer including removal of chimney and existing single storey rear extension**
Location:	**24 Lynton Avenue, Rochdale, OL11 3HW**

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 changing of the hipped roof to a gable and removal of the existing chimney stack would result in visual harm to the character of the host dwelling. Taken as a whole, the proposed alterations fail to result in a satisfactory standard of design and visual appearance in respect of the dwelling itself and resulting in significant visual harm to the street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 The failure to provide a bin store to the front of the property would leave the relevant bins exposed and in a prominent position in the street scene. This would unduly harm the appearance of the street scene and 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.

3 By virtue of its siting, size and design, the proposed rear extension would result in an unacceptable loss of light and outlook to the rear windows of no.26 Lynton Avenue and have an overbearing impact on the rear outdoor amenity space. As such, the proposed development would fail to accord with the residential amenity aims of 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 22 April 2021



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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:

- 00 Site Location Rev A
- 01 Existing Building
- 02 Proposed Building Rev A