ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00226/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mrs Jamila Siddique

Part I - Particulars of Application

Date of Application: 23 February 2021

Proposal:	**Two storey side and single storey rear including rear dormer, following demolition of outbuilding**
Location:	**23 Rhodes Crescent, Rochdale, OL11 2HP**

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 their size, scale and design, the proposed extensions and alterations to the property constitute disproportionate additions over and above the size of the host property. The proposal would constitute poor design and an incongruous addition that would dominate the host property and significantly impact upon the character and appearance of the host property. The addition of the proposed flat roofed dormer extension would exacerbate the negative impact on the street scene caused by the proposal. The proposed development therefore fails to improve the character and quality of the area, 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 The proposal would see a substantial reduction in the size of the property's outdoor amenity space. It is considered that adequate outdoor recreational space would not remain for the number of occupants likely to be within the dwelling once the proposed development is completed. As such the proposal would not accord with paragraph 5.4 of the Guidelines & Standards for Residential Development supplementary planning

document, policy DM1 of the Rochdale Core Strategy and relevant paragraphs of 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 14 May 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 Notice relates to the following submitted plans:
Location plan
Existing site plan, existing floor plans and existing elevations. Drawing no: 1713/1
Proposed site plan and proposed floor plans. Drawing no: 1713/2
Proposed elevations. Drawing no: 1713/3