



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01161/HOUS

Name and address for correspondence:	Applicant name:
Mr harry jackson harryjacksonsurveyorsltd unit4a farnworth park ind est wellington street farnworth BL4 7BY United Kingdom	M/s Louise Jackspn

Part I - Particulars of Application

Date of Application: 13 September 2022

Proposal:	Two-storey side, front porch extension, canopy to front elevation, render to all elevations including alteration to fenestration and additional parking at rear
Location:	13 Moss Hall Road, Heywood, BL9 7JJ,

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 size, scale, design and proposed materials, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extension would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. 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 By virtue of its size, scale and design, the proposed development and rear parking space would harm the amenity of the existing and future occupiers. The extension and parking space would erode the private garden space to the side and rear of the property. The proposed development therefore fails to leave sufficient private garden space, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the

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 8 November 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.

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- Proposed Elevations and Ground and Second Floor Plans drg. B/HJ/JJ/13Moss4
- Existing Ground Floor and First Floor and Proposed First Floor Plan drg. B/HJ/13Moss3
- Existing Elevations, Second Floor Plan, Site and Location Plan drg. B/HJ/JJ/14Moss11
- Location Plan