ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00650/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Walsh 6 Harrycroft Road Woodley Stockport SK61NT	Mr Craig Harrison

Part I - Particulars of Application

Date of Application: 31 May 2022

Proposal:	**Two-storey side extension following demolition of existing garage**
Location:	**17 Parkfield Drive, Middleton, Rochdale, M24 4ED**

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 two-storey side extension would result in an unacceptable terracing effect between no. 17 and no.15 Parkfield Drive. In addition, the proposed gable roof form would be unsympathetic in the context of the adjoining property and surrounding street scene which is characterised by hipped roofs. 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.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued **2 September 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 relates to the following plans:
- Site and Location Plan Drg No. A100
- Existing floor plans Drg No. A101
- Proposed Floor plans Drg No. A102
- Existing elevations Drg No. A111
- Proposed elevations Drg No. A114