



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00848/HOUS

Name and address for correspondence:	Applicant name:
Stephen Spencer-Jones 23 Newhouse Road Heywood OL10 2NU	Mr Stephen Lavelly

Part I - Particulars of Application

Date of Application: 20 September 2023

Proposal:	Front dormer extension and alterations to existing roof (part retrospective)
Location:	52 Newhouse Road, Heywood, OL10 2NU,

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 design and size, the proposed front dormer extension would be unduly prominent and would be an incongruous addition to the application property and wider street scene. It would unbalance the existing pattern of development to the street and would significantly alter the visual amenity of the immediate locality. The proposed dormer have an unacceptable impact on the visual amenity of the host property and street scene and fail to comply with Policy DM1 of the 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 25 October 2023

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 submitted plans:

- Location Plan - received 21/09/2023
- Site Plans - received 21/09/2023
- Existing Site Plans - received 21/09/2023
- Proposed Site Plans - received 21/09/2023
- Existing Front Elevation S/W - received 21/09/2023
- Existing S/E Elevation - received 21/09/2023
- Existing N/E Elevation - received 21/09/2023
- Existing N/W Elevation - received 21/09/2023
- Existing Ground Floor Plan - received 21/09/2023
- Existing First Floor - received 21/09/2023
- Existing Roof Plan - received 21/09/2023
- Proposed Front Elevation - received 21/09/2023
- Proposed First Floor - received 21/09/2023
- Proposed N/W Elevation - received 21/09/2023
- Proposed S/E Elevation - received 21/09/2023
- Proposed First Floor - received 21/09/2023
- Proposed Roof Plan - received 21/09/2023