ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00102/HOUS

Name and address for correspondence:	Applicant name:
Ozma Khan 6 Cross Lane Marple Stockport SK6 6DJ	Mr Mohammed Akther

Part I - Particulars of Application

Date of Application: 21 January 2021

Proposal:	**Single storey side and rear extension with dormer**
Location:	**74 Birchfield Drive, Rochdale, OL11 4NY**

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 proposed development would constitute an unduly prominent, incongruous and poorly designed addition to the application property. The proposal therefore constitutes poor design and is contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2 The proposed side extension would result in the storage of bins to the front of the dwelling causing harm to the street scene. The proposal is therefore contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 5 March 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, the decision relates to the following drawings:-
- Location Plan - Drawing No. P101
- Existing Site Plan - Drawing No. P102
- Existing Plans and Elevations - Drawing No. P104
- Proposed Site Plan - Drawing No. P103
- Proposed Plans and Elevations - Drawing No. P105