

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00514/HOUS

Name and address for correspondence:	Applicant name:
Mr Andrew Brodie AGB CAD Services Ltd Royal Mills 2 Cotton Street Manchester M4 5BD	A Dawson

Part I - Particulars of Application

Date of Application: 31 May 2023

Proposal:	Single storey rear/side extension following demolition of existing conservatory and detached garage
Location:	4 Coleridge Drive, Littleborough, Rochdale, OL15 0RA

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 excessive scale, massing and design, the proposed extension constitutes an overly dominant, incongruous and disproportionate addition to the host dwelling which would result in adverse visual harm to the character and appearance of the host dwelling and the wider area. The proposed development would not be well-designed and therefore fails to accord with 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 and siting, the proposed extension would result in undue loss of light to the rear habitable room windows of adjoining no. 2 Coleridge Drive. As such, the proposed development constitutes undue harm to the amenity of the neighbouring occupiers and therefore fail to accord with Policies DM1 and P3 of the adopted 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 26 July 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:

- o Location Plan - Drawing No. 2313-01 dated 05/2023
- o Existing and Proposed Site Plan - Drawing No. 2313-04 dated 05/2023
- o Existing Floor Plans and Elevations - Drawing No. 2313-02 dated 05/2023
- o Proposed Floor Plans and Elevations - Drawing No. 2313-03 dated 05/2023