



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00946/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW	Mr Scott Stevenson

Part I - Particulars of Application

Date of Application: 24 August 2023

Proposal:	Two storey side extension with pitched roof and car port following demolition of existing car port. Single storey rear extension together with alterations to fenestration on rear and side ground floor elevations
Location:	896 Oldham Road, Rochdale, OL11 2BN,

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 the design and scale of the two-storey side extension, the development is considered to give rise to an unacceptable terracing effect when constructed close to the common boundary. The scale of the extension is considered to erode the existing visual break between the host property and no.898 Oldham Road given the adjoining property hosts a single storey side extension along the common boundary. The proposed extension would fail to achieve visual subservience to the existing building and would therefore undermine the symmetry of the house and it's attached neighbour at no.894. As such, the proposal would not 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

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 17 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, the above decision relates to the following plans;

- Location Plan
- 768-06 Proposed Site and Block Plans
- 768-07 Proposed Ground Floor Plan
- 768-08 Proposed First Floor Plan
- 768-09 Proposed Roof Plan
- 768-10 Proposed Elevations