

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00478/HOUS

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	ROSS AND SAMANTHA JONES

Part I - Particulars of Application

Date of Application: 30 May 2024

Proposal:	Two storey side, single storey rear extensions following demolition of existing detached garage. Erection of new 1.8m high timber gate and fence together with alterations to fenestration on the front and rear first floor elevations
Location:	5 Moor Hill, Rochdale, OL11 5YB,

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 width, built form and design, the proposed two-storey side extension constitutes a dominant and non-subservient addition to the dwelling, to the detriment of the character and appearance of the host dwelling and the surrounding street scene. The proposal 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', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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 1 August 2024

Melanie Hale
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 - received 21/05/2024
- o Existing and Proposed Site Plan - Drawing No. 24.3336.3A received 30/05/2024
- o Existing Floor Plans - Drawing No. 24.3336.1 received 21/05/2024
- o Existing Elevations - Drawing No. 24.3336.2 received 21/05/2024
- o Proposed Floor Plans - Drawing No. 24.3336.SC7.1B received 04/07/2024
- o Proposed Elevations - Drawing No. 24.3336.SC7.2B received 04/07/2024
- o Existing and Proposed Street Drawings - Drawing No. 24.3336.SC7.3 received 04/07/2024