ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00341/HOUS

Name and address for correspondence:	Applicant name:
Mr gary walker N/A 18 brightsmith way swinton manchester M27 9GE	mr jimmy adamson

Part I - Particulars of Application

Date of Application: 23 April 2021

Proposal:	**Hip to gable roof conversion with roof lights at the front, featuring rear dormer extension with Juliet balcony, removal of existing chimney and second floor side extension to facilitate stairway to loft**
Location:	**14 West Crescent, Middleton, M24 4DA**

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 siting, size and design, the proposal would constitute an incongruous addition to the host dwelling. The proposed roof form would be unsympathetic in the context of the surrounding local area to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the dwelling and street scene. The visual harm will be further compounded by the removal of the existing chimney stack. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 11 June 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, this decision is based on the following plans:

- 001 Rev. B
- 002 Rev. A
- 003 Rev. A
- 004 Rev. A