



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00794/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Jehangir Ahmed

Part I - Particulars of Application

Date of Application: 4 August 2023

Proposal:	Front and rear dormer extensions, hip to gable roof extension including insertion of window to gable end
Location:	28 South Street, Rochdale, OL16 2ER,

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 proposed extensions would constitute an incongruous addition to the host dwelling that would represent an overdevelopment of the property. The proposed form would appear alien in the context and taken as a whole, the development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the dwelling and street scene. 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 29 September 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.