ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00407/FUL

Name and address for correspondence:	Applicant name:
MR AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	MR PRAKASH GORSIA

Part I - Particulars of Application

Date of Application: 18 March 2021 Application No: 21/00407/FUL

Proposal:	**First floor rear extension and front and rear dormer extension**
Location:	**16 Huddersfield Road, Milnrow, OL16 3QF**

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 The proposed dormer extensions would introduce intrusive additions into the roof planes and would spoil the relatively uniform roofscape of the surrounding area owing to a general absence of dormer extensions to surrounding properties. The front dormer extension would be inappropriate in its context and, by virtue of its scale, massing and prominent position when viewed from public vantage points, would have a detrimental impact on the character and appearance of the street scene. The proposed rear dormer would have an inappropriate design. The proposed development fails to improve the character and quality of the area and is therefore contrary to 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 flat roof design, the proposed first floor rear extension would appear as an incongruous addition of poor design and due to its scale would significantly impact upon the character and appearance of the host dwelling. The addition of the proposed flat roofed first floor rear extension would only exacerbate the negative impact on the street scene caused by the two storey extensions of the neighbouring properties. The proposed development therefore fails to improve the character and quality of the area, contrary to 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 12 May 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 relates to the following plans:
Location plan
Existing and proposed block plans. Drawing no: 20.2409.SC1.1C
Existing details. Drawing no: 20.2409.1B
Proposed scheme 1 - Floor plans. Drawing no: 20.2409.SC1.1C
Proposed scheme 1 - Section X - X. Drawing no: 20.2409.SC1.2C