ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00198/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Studio OL3 Unit 23 Broadway Business Park Broadgate Chadderton Oldham OL9 9XA	Mrs Dianne White

Part I - Particulars of Application

Date of Application: 21 February 2019

Proposal:	**Erection of a single storey side and rear extension following demolition of existing side and rear extension including construction of raised patio area.**
Location:	**91 Crow Hill South, Middleton, M24 1LA**

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 Due to the siting, design, scale, massing and exterior materials of the proposed extension, in particular the gable side elevation, would appear as an incongruous addition to the host dwelling and would harm the character and appearance of the property and the street scene. The proposal 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 The creation of the raised patio would result in loss of privacy to the private garden area of No.89 Crow Hill South to the detriment of the occupiers and future occupiers and insufficient information has been submitted to demonstrate that the proposal would not result in loss of privacy to the occupiers of No.93 Crow Hill South. No.93. The proposal is therefore contrary to policy DM1 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.

Date Decision Issued 17 April 2019



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Signed on behalf of the Council

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.

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.

INFORMATIVE:
For the avoidance of doubt, this decision relates to the following plans:

- Existing Elevations 661-P-04
- Proposed Elevations 661-P08B
- Existing Roof Plan 661-P-03
- Existing Site and Location Plan 661-P-01
- Existing Ground Floor Plan 661-P-02
- Proposed Ground Floor Plan 661-P-06D
- Proposed Roof Plan 661-P-07B
- Proposed Site and Location Plan 661-P-05B