



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00417/HOUS

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| Name and address for correspondence:                | Applicant name: |
| Mr S Rothwell<br>564 Bolton Road<br>Bury<br>BL8 2DU | Rulcsana Bibi   |

### Part I - Particulars of Application

Date of Application: 9 May 2023

|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Two storey front, part two storey part first floor rear extensions</b> |
| <b>Location:</b> | <b>2 Lobley Close, Rochdale, OL12 9SQ,</b>                                |

### 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 of the adjoining terrace and surrounding terraces to the detriment of the character and appearance of the surrounding street scene. Additionally, the design of the proposal would not constitute a high standard of design and would compound the visual harm to the dwelling and ultimately dilute the character that is present to an unacceptable extent. 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 3 July 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.

For the avoidance of doubt, this application relates to drawings:

Update elevations: sheet 2  
Location plan: 223388  
Existing site plan  
Proposed site plan  
Existing plans: sheet 1