

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01042/HOUS

Name and address for correspondence:	Applicant name:
Miss Nicola Staley 18 Moorgate Avenue Rochdale OL11 5JY United Kingdom	Miss Nicola Staley

Part I - Particulars of Application

Date of Application: 27 November 2024

Proposal:	Increase in ridge height for first floor extension with addition of rear dormer extension, front porch extension, 3no. rooflights to front elevation and alteration to fenestration
Location:	18 Moorgate Avenue, Rochdale, OL11 5JY,

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 their size, scale, form and design, the proposed extensions to the host dwelling would constitute incongruous and poorly designed additions that would be detrimental to the character and appearance of the host dwelling and surrounding area. As such, the proposed extensions would adversely affect the heritage value of the Moorgate Avenue Conservation Area through visual competition and conflicting style. This would result in less than substantial harm, which has not been reasonably justified in terms of its public benefit. The proposal does not therefore accord with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 By virtue of the failure to comply with the minimum separation distances outlined in paragraph 4.1 of the SPD, the proposed first floor windows serving the master bedroom would result in a harmful loss of privacy for the occupants of no. 20 Moorgate Avenue and no. 19 Norwich Avenue. In particular, the windows are

considered to harmfully overlook the private garden areas of both properties. The proposal does not therefore accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 22 January 2025

Melanie Hale
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.

This decision relates to the following plans:

- Location Plan dated 18.10.2024
- Location Plan, Site Plan, Existing and Proposed Floor Plans and Existing Elevations. Dwg no. 18 MA/A
- Proposed Elevations and Sections. Dwg no. 18 MA
- Proposed Block Plan dated November 2024