



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01303/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Shahid Mahmood

Part I - Particulars of Application

Date of Application: 27 December 2023

Proposal:	Front and rear dormer extensions
Location:	87 Kingsway, Rochdale, OL16 5HR,

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, excessive scale, flat roof form, window proportions and design, the proposed front and rear dormers constitutes incongruous and obtrusive additions to the host dwelling roof slope which would be wholly out of keeping with the appearance of the dwelling. Owing to its siting in a prominent location, the proposal would inflict undue visual harm to the character and appearance of the wider street scene. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD, the Places for Everyone Joint Development Plan, 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 5 April 2024

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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- o Location Plan - received 30/11/2023
- o Existing Floor Plans - Drawing No. 2078/1 received 30/11/2023
- o Existing Site Plan and Elevations - Drawing No. 2078/2 received 30/11/2023
- o Proposed Floor Plans - Drawing No. 2079/3 received 30/11/2023
- o Proposed Site Plan and Elevations - Drawing No. 2079/4 received 30/11/2023