

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01251/FUL

Name and address for correspondence:	Applicant name:
Mr Tony Lang RT Design 304 Valley Mill Cottonfields Eagley Bolton BL7 9DY United Kingdom	Mr Yossi Brandies

Part I - Particulars of Application

Date of Application: 25 October 2022

Application No: 22/01251/FUL

Proposal:	Erection of single storey side extension to provide additional two bedroom ground floor living accommodation
Location:	Land Adjacent 38 Durnford Street Middleton Rochdale M24 5UD

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 reason of its siting, form and design, the proposed development would read as an incongruous and cramped addition, which would relate poorly to the host dwelling and prevailing character of the surrounding area, which would neither preserve nor enhance the character or appearance of the Middleton Town Centre Conservation Area, resulting in less than substantial harm to the designated heritage asset, that is not outweighed by public benefit. Therefore the proposal is in conflict with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy as well as the National Planning Policy Framework.
- 2 Protected trees within the Middleton Town Centre Conservation Area have been removed on site without planning permission. The removal of these trees was unauthorised. Similarly, the application has not proposed any replacement trees in place of the removed ones. Therefore the application is in conflict with Policies G6 and G7 of the adopted Rochdale Core Strategy, as well as 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 4 January 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 decision relates to the following plans:

Site Location Plan
DS/PL/22/001C Rev C Existing and Proposed Plans and Elevations