ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00365/HOUS

Name and address for correspondence:	Applicant name:
Mr Ian Wareham IW Design Services 2 Fairfield Road TIMPERLEY WA15 7HB	Mr & Mrs Diggle

Part I - Particulars of Application

Date of Application: 23 March 2021

Proposal:	**Two storey side extension**
Location:	**23 Wood Top Avenue, Rochdale, OL11 4BD**

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 The proposed extension would form an incongruous feature in the street scene by virtue of the excessive width of the resultant dwelling, lack of subservience and unresolved design. This harm is compounded where views through the site to the woodland to the rear are prevented. Taken as a whole the proposal fails to constitute a satisfactory standard of design and visual appearance and would result in significant visual harm to the character and appearance of the host 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:

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 14 May 2021



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Signed on behalf of the Council

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:
SHF/001B
SHF/002E