ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00032/HOUS

Name and address for correspondence:	Applicant name:
Mr FRANK SMITH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr Craig Travis

Part I - Particulars of Application

Date of Application: 13 February 2019

Proposal:	**Single storey rear extension and front and rear dormers**
Location:	**24 Field View Lane, Rochdale**

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 Due to their siting, size and design, the proposed front and rear dormer extensions would constitute unduly prominent and incongruous additions to the application property and wider street scene. As such the proposal would have an adverse impact upon the character of the host property and the wider street scene and would fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy 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 9 April 2019



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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:

- Existing and proposed block plan (Drawing Number 18.1810.4)
- Proposed floor plans (Drawing Number 18.1810.2E)
- Existing & proposed sections/Elevations (Drawing Number 18.1810.3D)
- Existing Details (Drawing Number:- 18.1810.1)
- Site Location Plan