



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01341/HOUS

Name and address for correspondence:	Applicant name:
Mr Paul Ambrose R&R Planning Consultants 11 Bankfield Lane Rochdale Greater Manchester OL11 5RJ	Mr Marcel Duffy

Part I - Particulars of Application

Date of Application: 11 December 2023

Proposal:	Erection of single storey annexe.
Location:	1 Ramsden Farm, Roundthorn Road, Middleton, M24 1ZB,

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 annex would constitute a disproportionate and incongruous addition to the application site by virtue of its scale and size and would be detrimental to the visual amenity of the street scene. The proposal therefore constitutes poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, 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 1 March 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, the decision relates to the following drawings:-

- Location Plan. Drg no. 22.128.201. Rev P1
- Existing Site Plan. Drg no. 22.128.202. Rev P1
- Proposed Site Plan. Drg no. 22.128.203. Rev P1
- Proposed Floor and Roof Plans. Drg no. 22.128.301. Rev P1
- Proposed Planning Areas. Drg no. 22.128.303. Rev P2
- Existing Elevations. Drg no. 22.128.401. Rev. P1
- Proposed Elevations (Annex With Existing House). Drg no. 22.128.402. Rev P1
- Proposed Annex Elevations. Drg no. 22.128.403. Rev P1
- Site Sections. Drg no. 22.128.501. Rev P1