ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01406/HOUS

Name and address for correspondence:	Applicant name:
Mr Simon Casey BlueChip Architecture Ltd 18 Botany Road Winton Manchester M30 8JS	Mr Mrcela

Part I - Particulars of Application

Date of Application: 9 January 2019

Proposal:	**Two storey side and rear extension, alterations to roof including side dormer extension and alterations to front elevation**
Location:	**566 Oldham Road, Middleton, M24 2EB**

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 development, including the increase in the roof height; alteration to create a front facing gable; the erection of the box dormer window and creation of the front porch and vehicular garage entrance door would overwhelm the character of the host dwelling and the resultant property would appear out of keeping with the character of the street scene. As such, the proposal would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 The erection of the two storey rear extension would result in a substantial loss of light to and outlook from the rear facing, first floor window of no. 564 Oldham Road closest to the common boundary. As such, it would not accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

3 The proposed development would result in the provision of insufficient outdoor amenity space to meet the reasonable needs of the future occupiers of the dwelling. The proposed development is therefore contrary to policy DM1 of the adopted

Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

4 The proposed garage would result in vehicles reversing onto the heavily trafficked A664 Oldham Road, in a location with restricted visibility due to the presence of vehicles parked on the highway. As such the proposal would be detrimental to highway safety and would fail to accord with policy T2 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 6 March 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:
- o Proposed site plan;
- o Proposed floor plans (Drawing ref 201)
- o Proposed elevational drawings (Drawing ref 210)
- o Existing floor plans, Elevations and site plan (Drawing ref 001A)
- o Site Location Plan