



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00657/HOUS

Name and address for correspondence:	Applicant name:
Mr Chris Wilkinson CD Wilkinson Plans 5 Highmeadow Outwood M26 1YN	Mrs Georgina Garner

Part I - Particulars of Application

Date of Application: 29 June 2023

Proposal:	Single storey rear extension and erection of rear dormer with balcony to facilitate loft conversion. Alterations to fenestration on side and rear elevations - Retrospective
Location:	Stormont , Buckley Hill Lane, Milnrow, Rochdale, OL16 4BU

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 virtue of its siting, excessive scale, flat roof form, materiality, window proportions and design, the single-storey rear extension constitutes an unduly dominant addition to the host dwelling with a design language that is discordant with the surrounding context. Likewise, the rear flat roof dormer constitutes an incongruous and obtrusive addition which appears dominant and out of keeping with the host dwelling. Additionally, the adjoining first-floor open balcony constitutes an imposing feature that is uncharacteristic of the immediate locality. The resultant development, taken individually or particularly when taken cumulatively, would not be well-designed and given its prominence from the surrounding properties, would result in undue visual harm to the character and appearance of the surrounding area. The proposal therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- 2 By virtue of its siting, size and design, the proposed rear balcony would offer unrestricted views into the rear garden areas of adjacent Meadowrise and

Manningtree. Such a relationship would result in an adverse impact on the living conditions of the occupiers of the neighbouring properties through an unacceptable loss of privacy, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 24 August 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 Notice relates to the following submitted plans:

- o Location Plan
- o Existing and Proposed Site Plan, Floor Plans and Elevations - Drawing No. 2503_MIL_04_Planning_Rev_A received 14/08/2023