ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01312/HOUS

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA Lancs	Mr & Mrs Urwin

Part I - Particulars of Application

Date of Application: 20 November 2019

Proposal:	**Two storey side extension and alterations to existing rear elevation**
Location:	**8 Canterbury Crescent, Middleton, M24 2TJ**

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, size and design, the proposed extension would lead to the applicant dwelling appearing as a terrace property rather than a separate dwelling and would constitute poor design. As such, the proposed development 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 failure to provide a bin store to the front of the property would leave the relevant bins exposed and in a prominent position in the street scene. This would unduly harm the appearance of the street scene and as such, the proposed development 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

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 15 January 2020



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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 Notice relates to the following drawings:-

- 2019_09_02_01 - Location Plan
- 2019_09_02_02 - Existing Plan
- 2019_09_02_03 - Existing Elevations
- 2019_09_02_04 - Proposed Plans
- 2019_09_02_05 - Rev.A - Proposed Elevations