ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01368/HOUS

Name and address for correspondence:	Applicant name:
MR FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL163BN	MR & MRS M HODGKINSON

Part I - Particulars of Application

Date of Application: 5 November 2020

Proposal:	**Part single part two storey side and rear extension, including demoltion of existing single storey rear outrigger and detached garage**
Location:	**170 Wardle Road, Wardle, OL12 9JB**

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 and scale, the proposed single storey element of the rear extension would result in an unacceptable loss of light, overshadowing and overbearing impact to the rear ground floor window and garden of no. 172 Wardle Road. The proposed development would, therefore, be contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the two storey side and rear extension would constitute a prominent, incongruous and poorly designed addition to the host property and to the street scene. This harm is further compounded through a lack of architectural merit that ultimately contributes to an unattractive and unacceptable proposal. The proposal would therefore result in undue harm to the appearance and character of the host property and street scene, contrary to the visual amenity aims of 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.

3 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.

4 The proposed extensions would result in a disproportionate addition over and above the size of the original building. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. Additional other harm has been identified in the form of neighbour and visual amenity. No very special circumstances have been identified that would outweigh the harm to the Green Belt and the other harm resulting from the proposal. The proposal therefore fails to accord with policy G4 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 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 23 December 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.

INFORMATIVE:
For the avoidance of doubt, this decision relates to the following plans:-
Location plan
Existing and proposed block plans. Drawing no: 20.2298.2A
Existing plans and elevations. Drawing no: 20.2298.1C
Proposed plans. Drawing no: 20.2298.SC1.1F
Proposed elevations. Drawing no: 20.2298.SC2.2B
3D rendering of proposal