ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

REFUSAL OF PLANNING PERMISSION

APPLICATION REFERENCE: 21/00025/AM

Name and address for correspondence:	Applicant name:
Mr Andrew Clarke Cannon Clarke Architects Ground Floor Rear Office Norwich NR1 1UH	Mr Frank Garvey

Part I - Particulars of Application

Date of Application: 27 January 2021

Proposal:	**Section 73 application for minor material amendment to planning permission D49863 for changes to wall and roof materials including render to corners, and omission of bay windows and stone heads and cills.**
Location:	**7 Abbott Street, Rochdale, OL11 3HT**

Part II - Particulars of decision

The Rochdale Metropolitan 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 render and use of 'Tradesman heather brick' for the walls and omission of headers, cills and the bay window would be unsympathetic in the context of the closest pairs of semi-detached dwellings No. 5 and 7 Abbott Street to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the adajcent dwellings and street scene. It is thereby contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, the National Design Guide and the National Planning Policy Framework.

Date Decision Issued 15 April 2021

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Signed on behalf of the Council

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. The amendments to the proposal failed to make the development acceptable and it was therefore not possible to approve the application.

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 Notice relates to the following drawings:-
- Plans and Elevations 0010 Revision A
- Supporting Report - Proposed Materials Palette