ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01465/HOUS

Name and address for correspondence:	Applicant name:
Mr and Mrs R. White 30, Moss Lane Middleton M24 1WX	Mr and Mrs R. White

Part I - Particulars of Application

Date of Application: 2 December 2020

Proposal:	**Two storey side extension, part two storey/part single storey rear extension with Juliet balcony and rear dormer window to facilitate conversion of loft into habitable room including increase in roof ridge height., following the demolition of existing single storey side and rear extension.**
Location:	**30 Moss Lane, Middleton, M24 1WX**

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 two storey side and rear extension would constitute an incongruous addition to the existing dwellinghouse as a result of its scale, massing and lack of subservience, and would appear unduly prominent causing unacceptable harm to the visual amenity of the host dwelling and the street scene. 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 By virtue of its scale and massing, the proposed development is considered to have an unduly overbearing impact on the neighbouring dwelling at no.28 Moss Lane, with the blank gable two-storey side wall creating a visual intrusion to the rear of the

dwelling. 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 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 29 January 2021



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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 is based on the following plans:

- Plans and Elevations as Existing (sheet 1) Rev A (Sept 2020)
- Ground Floor Plan as Proposed (sheet 2)
- First Floor Plan as Proposed (sheet 3)
- Location Plan (sheet 5)
- Elevations as Proposed - Rev A (Sept 2020)
- Lost Floor Plan as Proposed - Rev A (Sept 2020)