ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00367/HOUS

Name and address for correspondence:	Applicant name:
Mr Carl Hickman 21 Keswick Street Rochdale OL11 3AG	Mr Carl Hickman

Part I - Particulars of Application

Date of Application: 25 April 2019

Proposal:	**Front and rear dormer extensions**
Location:	**21 Keswick Street, Rochdale, OL11 3AG**

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 The proposed dormer extensions would introduce intrusive additions into the roof planes and would spoil the relatively uniform roofscape of the surrounding area owing to a general absence of dormer extensions to surrounding properties. The front dormer extension would be inappropriate in its context and, by virtue of its scale, massing and prominent position when viewed from public vantage points, would have a detrimental impact on the character and appearance of the street scene. The proposed rear dormer would have an inappropriate design and would occupy a disproportionate amount of roof space. The proposed development fails to improve the character and quality of the area and is therefore contrary to 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.

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 20 June 2019



.....
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 relates to the following plans:-

- Drawing No.K.S1
- Drawing No.K.S2