ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00247/HOUS

Name and address for correspondence:	Applicant name:
Mr Nick Goodchild Goodchild Design Partnership(GDP) 132-134 Great Ancoats Street Manchester M4 6DE	Mr James Kirk & Ms Catherine Fraser

Part I - Particulars of Application

Date of Application: 3 March 2021

Proposal:	**Two storey side extension and single storey rear extension**
Location:	**15 Mount Road, Middleton, M24 1DY**

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 the siting of the proposed development on a prominent corner plot and its proximity to the side boundary, the proposed two storey side extension will project significantly beyond the existing strong building line of Lever Walk and result in a significant loss of spaciousness to the side, unduly harming the character of the area 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' Supplementary Planning Document 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 26 April 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.

INFORMATIVE:
For the avoidance of doubt, this decision is based on the following plans:
- Cover Sheet and Block Plan (0.01)
- Existing and Proposed Site Plans (1.01)
- Existing Floor Plans (1.02)
- Existing Floor Plans (1.03)
- Existing Elevations (1.04)
- Proposed Floor Plans (2.01)
- Proposed Floor Plans (2.02)
- Proposed Elevations (2.03)