ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01343/HOUS

Name and address for correspondence:	Applicant name:
Mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	MR AND MRS GREENWOOD

Part I - Particulars of Application

Date of Application: 3 December 2020

Proposal:	**Two storey side extension following demolition of existing side conservatory**
Location:	**13 Hartford Avenue, Heywood, OL10 4XH**

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 two storey side extension would be incompatible with its surroundings in terms of scale, massing, layout and design and would result in a significantly incongruous and harmful form of development that would be detrimental to the character and appearance of both the host dwellinghouse and the street scene. Therefore the application is contrary to the relevant parts of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the guidance contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of 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 21 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, the decision relates to the following drawings:-
- Location Plan - Drawing No. 2020_10_01_00
- Existing and Proposed Site Plan - Drawing No. 2020_10_01 - 01
- Existing Floor Plans - Drawing No. 2020_10_01 - 02
- Existing Elevations - Drawing No. 2020_10_01 - 03
- Proposed Ground Floor Plan - Drawing No. 2020_10_01 - 04
- Proposed First Floor Plan - Drawing No. 2020_10_01 - 05
- Proposed Elevations - Drawing No. 5 - 2020_10_01 - 06