



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00702/HOUS

Name and address for correspondence:	Applicant name:
Ms Dawn Cooper D@C Design Ltd 62 Demesne Rd Whalley Range Manchester M16 8PJ	Mr & Mrs Annam Arshid

Part I - Particulars of Application

Date of Application: 11 July 2023

Proposal:	Part first floor, part two storey / part one and a half storey side extensions with alterations to front, side and rear elevations, alteration to existing boundary fence, extension to existing hardstanding and addition of raised platform to the rear. Resubmission of 22/00531/HOUS
Location:	2 Tern Close, Rochdale, OL11 5QU,

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 reason of its form, design and exposed siting, the extension would form an incongruous and alien feature which would fail to sit sympathetically with, and would respond poorly to, the established character of the host dwelling and surrounding area. The development proposals ultimately fail to amount to a satisfactory standard of design and the application is therefore contrary to the requirements of policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 4 December 2023

Daniela Ripa
Interim Head of Planning Services

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.

This decision relates to the following list of plans:

P01A - Location & Existing Site Plan
P04B - Site Plan as Proposed
P05D - Plans as Proposed
P06D - Elevations as proposed