

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00735/HOUS

Name and address for correspondence:	Applicant name:
Mr Nu Fit Design LTD CCC 60 Tweedale Street Rochdale OL11 1HH	Mr Munib Ahmed

Part I - Particulars of Application

Date of Application: 12 August 2024

Proposal:	Two storey extension to front including increase in ridge height to form second floor, 2no. front dormers, 1no. rear dormer, two storey extension to replace existing conservatory to side/rear, installation of Juliet balconies to west-facing side elevation, alterations to existing rear extension and alterations to fenestration to all elevations.
Location:	10 Bowling Green Way, Rochdale, OL11 5QQ,

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 size, scale, massing and design, the proposed rear extension would constitute an incongruous and poorly designed addition which is detrimental to the character and appearance of the area. The proposal would therefore be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 The proposed two-storey rear extension would give rise to an unacceptable level of residential amenity for the existing and future occupiers of the host dwelling due to a lack of natural light and outlook to all habitable rooms. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Standards and

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 7 October 2024

Melanie Hale
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.

For the avoidance of doubt, this decision relates to the following list of plans:

- Site location plan
- Existing and proposed block plans
- Existing ground and first floor plans
- Proposed ground and first floor plans
- Proposed second floor plan
- Existing and proposed elevations A
- Existing and proposed elevations B
- Existing and proposed elevations C and D
- Material specification