ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/00987/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Dan Llado<br>TDM Architectural Limited<br>538 Rochdale Road<br>Royton<br>OL2 6SF | Mr Graham Sherwin |

Part I - Particulars of Application

Date of Application: 10 September 2020 Application No: 20/00987/FUL

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|---|---|
| **Proposal:** | **Erection of raised platform and balcony on side elevation to be used as outside seating and dining area accessed at first floor via new bi-fold doors** |
| **Location:** | **Riva Ristorante, 43 Lake Bank, Littleborough, OL15 0DQ** |

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.

**Reasons:**

1 By virtue of its scale and design the proposed raised platform would appear as an overly prominent and obtrusive addition to the site that would detract from the positive appearance of the host building and appear as an obtrusive feature within the existing street scene, negatively impacting on the character and appearance of the area. The development would therefore have a harmful impact on visual amenity and be contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy 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 3 November 2020



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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 Notice relates to the following drawings :-
- Location/Existing Site Plan - Drawing no. PL05
- Location Plan, Existing Elevation, Proposed Site Plan and Proposed Side Elevation - Drawing no. PL04
- Proposed Elevations - Drawing no. PL03
- Proposed Floor Plans - Drawing no. PL01
- Existing Floor Plans and Proposed Roof Plan - Drawing no. PL02
- Proposed Site Plan - Drawing no. PL06