ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00111/HOUS

Name and address for correspondence:	Applicant name:
Mrs Jessie Connolly 501 Rochdale Road Middleton M24 2GN	Mrs Jessie Connolly

Part I - Particulars of Application

Date of Application: 4 February 2019

Proposal:	**Erection of side extensions and rear extension together with removal of chimneys - Resubmission of 18/01187/HOUS**
Location:	**7 Bamford Avenue, Middleton, M24 2GE**

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 Due to their flat roof design and siting, the proposed side extensions would appear as awkward and incongruous additions to both the host dwelling and the group of highly uniform and evenly spaced properties within the street scene. As such, the proposal would constitute poor quality design and would not accord with policies DM1 and P3 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 1 April 2019



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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, this application relates to the following plans:-

- BLOCK/ SITE PLAN 02/RevB
- PROPOSED PLANS 01Revb
- SITE LOCATION PLAN