



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01233/HOUS

Name and address for correspondence:	Applicant name:
David Young David Young Architect 37 Temple Drive Swinton Manchester M27 4EA	Mr & Mrs B Stansfield

Part I - Particulars of Application

Date of Application: 13 November 2023

Proposal:	Two storey side and rear extension with rear conservatory; application of external render to all elevations together with the erection of a 1.28m high front and part side boundary wall - Resubmission of 23/00060/HOUS
Location:	597 Whitworth Road, Rochdale, OL12 6DH,

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 materiality and design, the proposed full application of render constitutes an unsympathetic and incongruous form of development which appears out of keeping with the adjacent dwellings along the building line, to the detriment of the character and appearance of the host dwelling and immediate street scene. The proposed development would not be well-designed and would therefore fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the Places for Everyone Joint Development Plan, 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 April 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 Notice relates to the following submitted plans:

- o Location Plan - received 13/11/2023
- o Existing Site Plan - Drawing No. 02 Rev. B received 13/11/2023
- o Proposed Site Plan - Drawing No. 01 Rev. B received 13/11/2023
- o Existing Floor Plans and Elevations - Drawing No. 09 received 13/11/2023
- o Proposed Ground Floor Plan - Drawing No. 03 Rev. B received 13/11/2023
- o Proposed First Floor Plan - Drawing No. 04 Rev. B received 13/11/2023
- o Proposed North-east Elevation - Drawing No. 05 Rev. B received 13/11/2023
- o Proposed North-west Elevation - Drawing No. 06 Rev. B received 13/11/2023
- o Proposed South-west Elevation - Drawing No. 07 Rev. B received 13/11/2023
- o Proposed South-east Elevation - Drawing No. 08 Rev. B received 13/11/2023
- o Proposed Boundary Treatments - Drawing No. 10 Rev. B received 13/11/2023