ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00369/HOUS

Name and address for correspondence:	Applicant name:
Mr Aaron Whittaker 32, Alpine Drive Milnrow OL16 3HW	Mr Aaron Whittaker

Part I - Particulars of Application

Date of Application: 25 March 2021

Proposal:	**Two storey rear extension following removal of existing rear dormer, addition of pitched roof over existing front dormer and installation of windows in side elevation**
Location:	**32 Alpine Drive, Milnrow, OL16 3HW**

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 siting, scale and design, the proposed two storey rear extension would appear as an incongruous feature and be detrimental to the character of the host dwelling and the wider area. The proposed development would, therefore, be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 19 May 2021



.....
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 decision related to the following plans:
Existing Elevations - Dwg: 01
Existing Floor and Roof Plans - Dwg: 02
Proposed Elevations - Dwg: 03
Proposed Floor Plan and Roof Plans - Dwg: 04
Existing and Proposed Site Plan - Dwg: 05
Location Plan