ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00397/HOUS

Name and address for correspondence:	Applicant name:
Mr Philip Watson 13 Woodside Haslingden BB4 6QQ	Mr and Mrs J Bell

Part I - Particulars of Application

Date of Application: 6 May 2022

Proposal:	**Front dormer extension with juliet balcony and rear dormer extension - retrospective**
Location:	**2 Dove Street, Rochdale, OL11 4EG**

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 their design, size and scale, the proposed dormer extensions would constitute poor design. They would have a disproportionate scale and a prominence which would harmfully impact the uniformity of the roofscape and the visual amenity of the wider street scene. The proposed development therefore fails to comply with Policy DM1 of the 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 15 June 2022

Daniela Ripa

Interim 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.

INFORMATIVE:
For the avoidance of doubt, this decision related to the following plans:

- Location Plan. Drg no. 3
- Existing Floor Plans and Elevations. Drg no. 1
- Proposed Site Plans. Drg no. 3
- Proposed Elevations
- Proposed Ground Floor Plan. Drg no. 2
- Proposed First Floor Plan. Drg no. 7
- Proposed Attic Plan