



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01276/HOUS

Name and address for correspondence:	Applicant name:
Mr Ray Booth 10 Downham Avenue Rossendale BB4 8JY	Mr Irfan Mahmood

Part I - Particulars of Application

Date of Application: 3 October 2022

Proposal:	Conversion of dormer bungalow into a two storey dwelling. Alterations to front elevation including conversion of garage to living accommodation with proposed bay window. Proposed first floor extension above existing garage. Juliet balconies on front and rear elevations at first floor. Alterations to fenestration on side elevations and erection of detached garage within rear garden with additional hardstanding, following the removal of existing conservatory and car port
Location:	116 Bolton Road, Rochdale, OL11 4QX

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 design, form and massing the proposed extension would be an unsympathetic and non-subservient addition to the host dwelling, and it would significantly erode the character and uniformity of the immediate streetscene. As such, the proposal would not 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' 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 16 November 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.

For the avoidance of doubt, this decision relates to the following list of plans:

Existing Plans and Elevations - 2222/IM/01

Proposals - 2222/IM/02

New detached brick garage - 2222/IM/03

Site Layout / Location Plan - 2222/IM/04