ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00340/HOUS

Name and address for correspondence:	Applicant name:
Mr TREVOR DAWSON PINDER DAWSON ASSOCIATES 32 FAIRFIELD WAY WESHAM PRESTON PR43EP	Mr RAYMOND GIBSON

Part I - Particulars of Application

Date of Application: 12 April 2019

Proposal:	**Two storey side extension, single storey rear extension, front and rear dormers and alterations to existing front elevation following removal of detached garage**
Location:	**36 Naunton Road, Middleton, M24 1EY**

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 reason of its size and design the proposed side extension would result in the introduction of an awkward, irregular and conspicuous feature into the street scene that would not be in keeping with the character and appearance of the dwelling house. As such the proposed development 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 6 June 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 decision is based on the following plans:
Dwg. No. 05589/18 REV A