



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01075/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW	Mr Ben Gratton

Part I - Particulars of Application

Date of Application: 16 October 2023

Proposal:	Two storey side, single storey rear extensions, application of new render to the front elevation and erection of new timber fencing to side and rear elevations following demolition of existing conservatory (Part Retrospective)
Location:	137 Starring Way, Littleborough, Rochdale, OL15 8RE

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, excessive scale, materiality and design, the proposed works comprising the erection of timber fencing, application of render and side extension constitute obtrusive and dominant forms of development which would appear out of keeping and result in undue visual harm to the character and appearance of the street scene. The proposed development would not be well-designed and constitutes a wholly unsatisfactory standard of visual amenity, contrary to 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 11 December 2023

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 Notice relates to the following submitted plans:

- o Location Plan - dated 29/09/2023
- o Existing Site Plan - Drawing No. 780-01 dated 14/09/2023
- o Proposed Site Plan - Drawing No. 780-06 dated 14/09/2023
- o Existing and Proposed Site Plan - Drawing No. 780-13 dated 16/10/2023
- o Existing Ground Floor Plan - Drawing No. 780-02 dated 14/09/2023
- o Existing First Floor Plan - Drawing No. 780-03 dated 14/09/2023
- o Existing Elevations - Drawing No. 780-05 dated 14/09/2023
- o Existing Fence Elevations - Drawing No. 780-11 dated 14/09/2023
- o Existing Roof Plan - Drawing No. 780-04 dated 14/09/2023
- o Proposed Ground Floor Plan - Drawing No. 780-07B dated 14/09/2023
- o Proposed First Floor Plan - Drawing No. 780-08A dated 14/09/2023
- o Proposed Elevations - Drawing No. 780-10 dated 14/09/2023
- o Proposed Roof Plan - Drawing No. 780-09 dated 14/09/2023