ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00286/HOUS

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Chorley Green Farm Barns Nantwich Road CHORLEY CW5 8JR	Mr Michael Foy Building Design and Planning Consultancy

Part I - Particulars of Application

Date of Application: 16 March 2021

Proposal:	**First floor extension above existing detached garage to provide additional living accommodation**
Location:	**Syke Farm , Ringlows Lane, Rochdale, OL12 9TH**

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, size and design, the proposed extension to the garage would significantly increase the bulk and massing of the existing building. This would create a larger and more dominant structure which would compete visually with the main dwelling and be detrimental to the visual amenity and rural character of the area. The proposal is therefore contrary to policies P3 and DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' (2016) Supplementary Planning Document (SPD) and the National Planning Policy Framework.

2 The proposed extension, by reason of size and height, would result in a disproportionate addition over and above the size of the original dwelling. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. Additional harm has been identified to the openness of the green belt, visual amenity and rural character of the area. No very special circumstances have been identified that would outweigh the harm to the Green Belt and the other harm resulting from the proposal. The proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 27 May 2021



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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.