



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00007/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Abdul Qayyum

Part I - Particulars of Application

Date of Application: 3 January 2023

Proposal:	Side dormer extensions including insertion of 3 no. windows to front and rear elevations
Location:	109 Boundary Street, Rochdale, OL11 1AT

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 The proposed development would significantly undermine and negatively impact the character of the dwellinghouse and fail to display a high quality standard of design. The dormer extensions and front window would appear incongruous to the distinctive appeal and pose significant harm to the surrounding uniformity of the dwellings along Boundary Street. The proposed development therefore fails to display a high standard of design and is contrary to policies P3 and DM1 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 23 February 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 relates to the following plans:

- LOCATION PLAN
- 1978/1 EXISTING ELEVATIONS, FLOOR PLAN AND SITE PLAN
- 1978/2 PROPOSED FLOOR PLANS
- 1978/3 PROPOSED ELEVATIONS AND SITE PLAN