



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01165/HOUS

Name and address for correspondence:	Applicant name:
Miss Rebecca Parnell Extension Plans UK UNIT SB3 Keighley Business Centre Keighley BD21 1SY	Mr Bradley Marshall

Part I - Particulars of Application

Date of Application: 19 October 2022

Proposal:	Front dormer extension and alteration to existing rear dormer - Retrospective
Location:	258 Oldham Road, Middleton, M24 2DP

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 their design, scale and siting the proposed front and rear dormer extensions would have an incongruous design which would harmfully impact the character and uniformity of the host property and wider street scene. The proposed development therefore fails to comply with Policy DM1 of the 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 8 December 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.

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Map. Drg no. OR-R00-PREX-101
- Site Plan. Drg no. OR-R00-PR-101
- Site Plan. Drg no. OR-R00-EX-101
- Proposed As Built Elevations. Drg no. OR-R00-EX-103
- Proposed As-Built Roof Plan / Sections. Drg no. OR-R00-EX-104
- Proposed As-Built Floor Plans. Drg no. OR-R00-EX-102
- Pre-Existing Floor Plans. Drg no. OR-R00-PREX-102
- Pre-Existing Elevations. Drg no. OR-R00-PREX-103