



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01315/HOUS

Name and address for correspondence:	Applicant name:
Mr Moayed Hamada Keenan Project Design Ltd 3A Park House Earl Street Rugby United Kingdom CV21 3SS	Emily Fairburn

Part I - Particulars of Application

Date of Application: 28 October 2022

Proposal:	Two-storey side extension, single storey rear extension and lean-to pitched roof over existing front porch, following demolition of existing detached garage
Location:	4 Harebell Close, Rochdale, OL12 6XW,

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 a lack of subservience and limited set back from the front elevation of the host dwelling, excessive projection forward of No.2 Harebell Close, general lack of architectural detailing and prominent location within the street scene the proposed two storey side extension would form an incongruous and unduly harmful form of development which would not be well designed. The proposal therefore fails to accord with policies DM1 and P3 of Adopted Rochdale Core Strategy, the NPPF and The National Design Guide.
- 2 By virtue of its siting and scale, the proposed two storey side extension would have an unacceptable overbearing impact and would unduly overshadow the first floor front facing habitable room windows of No.2 Harebell Close by virtue of it siting forward of its front elevation and would not comply with section 5.9 of the SPD. The application therefore fails to adhere to 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 21 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.

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.

For the avoidance of doubt, this decision relates to the following plans:

- 1636 LOCATION PLAN
- 1636 EXISTING/PROPOSED SITE PLANS/SECTIONS
- 1636 EXISTING FLOOR PLANS
- 1636 PROPOSED FLOOR PLANS
- 1636 EXISTING ELEVATIONS
- 1636 PROPOSED ELEVATIONS