ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01505/HOUS

Name and address for correspondence:	Applicant name:
Mr GEE 35 Burnedge Fold Road GRASSCROFT OL4 4EE	MR MARK JONES

Part I - Particulars of Application

Date of Application: 19 January 2021

Proposal:	**Increase in ridge height, hip to gable roof conversion, first floor rear extension, dormers to front, part single part two storey extension to front, alteration to fenestration on rear and side elevations and render to front elevation**
Location:	**3 Langdale Avenue, Rochdale, OL16 4SA**

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 design of the proposed first floor rear extension is considered to be of poor quality and would be out of keeping with the character of the host dwelling. It would constitute an unduly prominent and incongruous addition to the host dwelling. It therefore would have an adverse impact upon the character of the host dwelling and the street scene and would fail to enhance the quality of the area. As such the proposal would fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 By virtue of its size, siting and design, the proposed front extension would appear as an awkward, ungainly and incongruous addition, which would be out of character with the host dwelling and the existing street scene. As such the proposal would fail to accord with the Council's Guidelines and Standards for Residential Development

SPD, policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 By virtue of its size, siting and design, the proposed first floor rear extension and increase in the height of the roof would result in an unacceptable loss of light to the solar panels, loss of privacy to the rear garden space and overbearing impact on the current and future residents of no. 925 Oldham Road. The proposed development would therefore be contrary to the residential amenity aims of policy DM1 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 19 May 2021



.....
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.

For the avoidance of doubt, this decision relates to the following plans:
Existing Plans Drawing no: 03-LA-DC-EX
Proposed Plans Drawing no: 03-LA-DC-PROP - REV -03
Site plans