



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00187/HOUS

Name and address for correspondence:	Applicant name:
MR BENJAMIN MAGUIRE BM ARCHITECTURAL DESIGNS APARTMENT 8 224 GREAT CLOWES STREET SALFORD SALFORD M7 2ZS	MR DAVID SMITH

Part I - Particulars of Application

Date of Application: 8 March 2024

Proposal:	Single storey front and two storey rear extensions to dwelling
Location:	16 Dicken Green, Rochdale, OL11 1TW,

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 its excessive size and scale, the proposed rear extension would have an unacceptable and adverse effect on residential amenity of the occupiers of no.18 Dicken Green though overshadowing, reduced outlook and overbearing impact. The proposed development is therefore contrary to the requirements of policy DM1 of the Core Strategy, the Guidelines and Standards for Residential Development SPD, Policy JP-P1 of the Places for Everyone Joint Development Plan and National Planning Policy Framework.
- 2 By reason of the design and scale of the proposed front extension which would appear excessive in scale relative to the host dwelling and existing front porch extensions on Dicken Green. The development proposals ultimately fail to amount to a satisfactory standard of design which would respond appropriately to the character and appearance of the surrounding area and the application is therefore contrary to the requirements of policies DM1 and P3 of the adopted Rochdale Core Strategy 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 3 May 2024

Melanie Hale
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 list of plans:

- Proposed elevations: BMAD/0224/DICKEN/PL4
- Proposed site plan and plans: BMAD/0224/DICKEN/PL3
- Location plan: PP-12838810v1