ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01240/FUL

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

Part I - Particulars of Application

Date of Application: 7 November 2019 Application No: 19/01240/FUL

Proposal:	**Proposed rear dormer and installation of rooflight to front elevation - Resubmission of 19/00765/FUL**
Location:	**173 Rooley Moor Road, Rochdale, OL12 7DQ**

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.

Reasons:

1 By virtue of its scale, siting and design the rear dormer would harm the visual appearance of the host property and result in less than substantial harm to the setting of the Spotland Fold Conservation Area and the Grade II Listed Spotland Methodist Church. There no public benefits to outweigh the harm that would be caused and the application is therefore contrary to policies P1, P2, P3 and DM1 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 19 December 2019



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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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings:
- Location Plan
- Site Plan, Existing plans and elevations - Drawing no. A 1482/1
- Ground and first floor plan - Drawing no. A 1482/2
- Site Plan, Proposed second floor plan - Drawing no. A 1482/3
- Proposed Elevations and Section - Drawing no. A1482/4
- Proposed elevations - Drawing no. 1482/5