ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00674/HOUS

Name and address for correspondence:	Applicant name:
Mr S Rothwell 564 Bolton Road Bury BL8 2DU	Mr Mohammed Sheraz

Part I - Particulars of Application

Date of Application: 18 May 2022

Proposal:	**Two storey and single storey rear extension including alteration to fenestration - Resubmission of 22/00109/HOUS**
Location:	**7 Letchworth Avenue, Rochdale, OL11 1NB**

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 appearance of the proposed combination of single-storey flat-roofed extensions to either side of the central two-storey hipped roof extension with its chamfered wall to one flank serves to produce an incoherent set of additions to the rear of the semi-detached house. The proposed development therefore fails to display a high quality of design and is contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 **18 November 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:
This Decision Notice relates to the following drawings:-
- Location plan
- Proposed site plan
- Sheet 1 Existing plans and elevations
- Sheet 2 Proposed plans and elevations