ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00311/HOUS

Name and address for correspondence:	Applicant name:
Mr Mike Atkinson Watergrove CGI 1 Ramsden Road Wardle Rochdale OL12 9LB	Mr & Mrs Morton

Part I - Particulars of Application

Date of Application: 19 March 2021

Proposal:	**Two storey side extension and single storey rear extension**
Location:	**31 Cornfield Street, Milnrow, OL16 3DW,**

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 proposed two storey side extension would significantly alter the proportions of the property, near doubling the two-storey width of the property, which would fail to present a subordinate addition to the property, and would sit at odds within the street scene. As the proposed two storey side extension would be of an irregular form and would be out of proportion, it would negatively affect the appearance of the host property and result in an unacceptable degree of visual harm to the street scene, which would be exacerbated by the prominent corner plot location of the property. The proposed development fails to improve the character and quality of the area and is therefore contrary to policies DM1 and P3 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 13 May 2021



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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.

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

- Location plan
- Drawing scheme (existing and proposed site plans, floor plans and elevations). Drawing no: 6383_OL163DW_4A