



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00001/HOUS

Name and address for correspondence:	Applicant name:
Mr George Barr Studio Seventeen Ltd 49 Jamaica Street Liverpool L1 0AH	Mr Jake McCarthy

Part I - Particulars of Application

Date of Application: 3 February 2025

Proposal:	Two storey side and single storey rear extensions
Location:	2 Botanical Close, Hollins, Middleton, M24 6FA,

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 reasons.

Reasons:

- 1 Due to the substantial loss of visual separation between the application property and the adjacent house, the proposed two-storey side extension would result in harm to the character and appearance of the surrounding area. As such the proposal would not comply with policies DM1, P1, P2, P3 and C3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.
- 2 The proposed development would result in the property being provided with insufficient off-street car parking, contrary to the adopted 'Guidelines and Standards for Residential Development' (June 2016) SPD and potentially giving rise to an unacceptable impact on vehicular access and highway safety, contrary to Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework and Places For Everyone.

Procedure Statement:

Date Decision Issued 11 April 2025

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.

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