ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00399/HOUS

Name and address for correspondence:	Applicant name:
Mr Sajid Hussain Norden Quantity Surveying & Construction Services Ltd 732 Edenfield Road Rochdale OL127PP undefined	Mrs Raheela Parveen

Part I - Particulars of Application

Date of Application: 12 April 2022

Proposal:	**Two storey rear extension including front and rear dormer extensions**
Location:	**3 Park Hill, Rochdale, Rochdale, OL12 0HU**

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 virtue of their design and scale, the proposed front and rear dormer extensions would be incongruous additions to the host property. They would have a disproportionate scale and a prominence which would harmfully impact the appearance of the wider street scene. The proposed development therefore fails to comply with Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 8 June 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:
For the avoidance of doubt, this decision related to the following plans:

- Existing and Proposed Site Plan and Location Plan. DWG 1 OF 5 REV. 0
- Existing Floor Plans. DWG 2 OF 5 REV. 0
- Existing Elevations. DWG 3 OF 5 REV.0
- Proposed Floor Plans. DWG 4 OF 5 REV. A
- Proposed Elevations. DWG 5 OF 5 REV. 0