ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01200/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	KATE LEVY AND THOMAS BENNET

Part I - Particulars of Application

Date of Application: 4 December 2018 Application No: 18/01200/FUL

Proposal:	**Erection of one block of 8 flats with associated parking**
Location:	**Land Adjacent To 143 Jubilee Road, Middleton, M24 2LY**

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 development would constitute an over-development of the plot, resulting in a disproportionately large outrigger to the main building to the rear and a rear dormer of excessive scale and width. That the two storey outrigger would adjoin the proposed dormer represents a particularly poor standard of design. The proposed fenestration detailing to the front elevation and on the rear dormer are unacceptable in terms of proportion and position and the materials detailing is inconsistent. The entrance to the rear units would not contribute to a good standard of legibility and the layout of private and communal amenity space, unsecured cycle storage and refuse store are ill-considered. Taken as a whole, the proposed scheme is considered to represent a very poor standard of design and layout which would be significantly detrimental to the character and appearance of the area, notably as viewed from Grove Road to the west. As such the application is considered contrary to the requirements of adopted Rochdale Core Strategy policies DM1, C3 and P3, the Oldham and Rochdale Urban Design Guide SPD and the National Planning Policy Framework.

2 The proposed development would result in an unsatisfactory standard of residential amenity for the future occupiers of the proposed dwellings through lack of privacy and/or outlook. The levels of privacy and functionality of the proposed outdoor amenity areas are also unsatisfactory. The rear of No. 145 Jubilee Road would also be unduly overlooked. As such the application is considered to be contrary to the

relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of 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 29 January 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.

For the avoidance of doubt, this decision notice relates to the following list of submitted plans / drawings:

- Site Location Plan
- 18.1815.1A Existing Site Plan and Details
- 18.18152A Proposed Site Plan
- 18.1815.3B Proposed Floor Plans
- 18.1815.4A Proposed Elevations