



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00428/HOUS

Name and address for correspondence:	Applicant name:
Steven Haslehurst Crisp Architecture The Fairways Royton Oldham OL2 6GD	Susan Pedley

Part I - Particulars of Application

Date of Application: 2 May 2024

Proposal:	Erection of first floor side extension and detached garage
Location:	218 Hollin Lane, Middleton, M24 5LE,

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 its siting, size and design, the proposed first floor extension would erode the building line formed by the front of the properties on Whalley Road and further erode the space available at the junction, to the detriment of the character and visual amenity of the street scene. In addition, as a result of its considerable scale, the proposed detached garage would appear as a prominent and incongruous addition to the street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, 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 24 June 2024

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.

For the avoidance of doubt, this decision notice relates to the following drawings:

- Site Location Plan. Dwg no. 72_01
- Existing Ground Floor Plan. Dwg no. 72_02
- Existing First Floor Plan. Dwg no. 72_03
- Existing Elevations. Dwg no. 72_04
- Proposed Ground Floor Plan. Dwg no. 72_05
- Proposed First Floor Plan. Dwg no. 72_06
- Proposed Elevations. Dwg no. 72_07
- Proposed Garage Plan and Elevations. Dwg no. 72_08
- Existing Block Plan. Dwg no. 72_09
- Proposed Block Plan. Dwg no. 72_10