ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00479/HOUS

Name and address for correspondence:	Applicant name:
Mrs Magdalena Haener Pride Road Manchester South 110 Great Stone Road Manchester M16 0HD	Mr & Mrs Anna & Jiri Klekner

Part I - Particulars of Application

Date of Application: 28 May 2019

Proposal:	**Demolition of conservatory and erection of single storey rear extension, conversion of existing garage into habitable room, erection of garage to side and conversion of hipped roof to gable incorporating two bedrooms in roof space including rear dormer extension and rooflights to front**
Location:	**456 Heywood Old Road, Middleton, M24 4SB**

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.

Reason:

1 The application site is located in an area of Protected Open Land. The proposed extensions, by reason of their size and design, would represent disproportionate and incongruous additions in a prominent and sensitive location at the end of the row of properties. The proposed dormer/2nd floor cube extension and hip to gable conversion in particular would have a significant and detrimental impact upon the character and appearance of the original dwelling and would further reduce the characteristic openness of the area. As such, the proposal is contrary to saved policy D/10 of the Rochdale Unitary Development Plan, Policies G5, DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 22 July 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.

INFORMATIVE:
For the avoidance of doubt, this decision relates to the following plans:-
- Location and Block Plan - M152 14 B
- Existing Site/Ground Floor Plan - M456 1a
- Existing First Floor and Roof Void Plan - M456 3
- Existing Elevations and Sections - M456 13 E
- Proposed Ground and First Floor Plan - M456 11 C
- Proposed Attic and Roof Plan - M456 12 D
- Proposed Elevations and Section - M456 13 E