ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00022/HOUS

Name and address for correspondence:	Applicant name:
Mr Stuart Broadhurst Greenfield Design Services Ltd 1 Central Avenue Greenfield Saddleworth Oldham OL3 7DH	Ms Janice Guerney

Part I - Particulars of Application

Date of Application: 18 January 2019

Proposal:	**Two storey and first floor side extension**
Location:	**38 Broomfield Crescent, Middleton, M24 4FW**

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 extension, due to its size, siting and design, would not form a subservient addition to the host dwelling and would contribute to a terracing effect with the neighbouring No.36, resulting in harm to the character and appearance of the property and the street scene. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Date Decision Issued 13 March 2019

.....
Signed on behalf of the Council

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.

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:
- Drawing no. 733-18-01 revision A
- Drawing no. 733-18-02 revision A