ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01172/HOUS

Name and address for correspondence:	Applicant name:
Mr Brian Murray SLW DESIGNS 255 Copsterhill Road Oldham OL8 3DE	MR J SEDGLEY

Part I - Particulars of Application

Date of Application: 2 October 2020

Proposal:	**First floor addition to single storey property including two storey front and two storey rear extension, with alteration to fenestration of all elevations and Juliet balcony**
Location:	**Hesketh Villa , Whittle Lane, Heywood, OL10 2RN**

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 extensions would result in a disproportionate addition over and above the size of the original building. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. No very special circumstances have been identified that would outweigh the harm, and the proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 27 November 2020



.....
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 relates to the following plans:

- Existing Elevation and Floor Plans - SLW/JS/01/
- Proposed Elevation and Floor Plans - SLW/JS/02/
- Location Plan