



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01187/HOUS

|                                                                                      |                 |
|--------------------------------------------------------------------------------------|-----------------|
| Name and address for correspondence:                                                 | Applicant name: |
| Mr Neil Butterworth<br>89 Higher Ashworth Road<br>Radcliffe<br>Manchester<br>M26 4JJ | Mr Dean Soro    |

### Part I - Particulars of Application

Date of Application: 6 December 2024

|                  |                                                                                                                                                                                                                                                                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Alterations to roof including raising the ridge and eaves height, front and rear dormers and pitched roof to existing single storey side extension; first floor side and single storey front and porch extensions and erection of raised terrace and balustrade to rear, alterations to fenestration and application of render to all elevations</b> |
| <b>Location:</b> | <b>1 Eton Close, Rochdale, OL11 4DT,</b>                                                                                                                                                                                                                                                                                                                |

### 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 size, scale, massing and design, the proposed rear and front dormer roof extensions, and first floor side extension, would constitute an incongruous and poorly designed addition which is detrimental to the character and appearance of the area. The proposal would therefore be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
- 2 The proposed rear dormer roof extension windows would give rise to an unacceptable level of residential amenity for occupiers of No 7 Harrow Avenue, due to loss of privacy and perception of overlooking within the rear garden area. The proposal therefore fails to accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the

Council's 'Standards and Guidelines for Residential Development' SPD 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            31 January 2025

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.