ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00432/HOUS

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

Part I - Particulars of Application

Date of Application: 12 April 2019

Proposal:	**Two storey side and single storey rear extensions including demolition of existing detached garage**
Location:	**76 Hardfield Road, Middleton, M24 1JB**

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 As a result of its scale, siting and design, the proposed extension would not be subservient to the application property, would unbalance the appearance of the pair of semi-detached properties and would result in a terracing effect between the application property and the neighbouring dwelling at no.78 Hardfield Road. As such, the proposed development would have a detrimental impact on the character of the host property and the surrounding street scene and would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards 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 6 June 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.

For the avoidance of doubt, this decision relates to the following plans:
Location plan 1:1250
SLW/MD/01
SLW/MD/O2