ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00456/HOUS

Name and address for correspondence:	Applicant name:
Mr D. Scholes DSDesign 47 Elm Grove Wardle Rochdale OL12 9LF United Kingdom	Mr R. Lord

Part I - Particulars of Application

Date of Application: 15 May 2019

Proposal:	**Single storey side extension**
Location:	**18 Knowl Syke Street, Wardle, OL12 9PG**

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, by virtue of its design, materials and siting, in particular the substantial projection beyond the front elevation, would result in harm to the character and appearance of the host dwelling and the street scene. The proposal would also fail to preserve or enhance the character of the Wardle Conservation Area and would result in less than substantial harm to the setting of the adjacent Grade II listed buildings at 20/22 Knowl Syke Street. No public benefits would arise which would demonstrably outweigh the identified harm to the significance of the heritage assets. Accordingly, the proposal is considered to be contrary to Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, saved Policy BE/17 of the Rochdale Unitary Development Plan 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 10 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:-

- 18 Knowl Syke Street Location Plan
- Existing Plans and Elevations Drawing No. 18018 01 Rev 2
- Proposed Plans and Elevations Drawing No. 18018 02 Rev 2