

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01370/HOUS

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 47 Richard Gibson Road Henhull Nantwich Cheshire CW5 6XS	Mr and Mrs Jonathan Harwick

Part I - Particulars of Application

Date of Application: 2 November 2022

Proposal:	Single storey side extension following demolition of existing conservatory and porch
Location:	Ashdene, Edenfield Road, Rochdale, OL12 7TR

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 siting, scale and design, the proposed single-storey side extension would constitute poor design and would not respect the traditional design and proportions of the original dwelling. As such, the development would have a significantly harmful impact upon the character and appearance of the host property. The proposal therefore fails to accord with 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.

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 12 January 2023

**Daniela Ripa
Interim 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.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

- LOCATION PLAN
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- 2302.02 EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND PROPOSED SECTION