ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00016/FUL

Name and address for correspondence:	Applicant name:
Mr Phil Corns phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	Mr & Mrs Bradley

Part I - Particulars of Application

Date of Application: 18 January 2019 Application No: 19/00016/FUL

Proposal:	**Proposed rear dormer extension including 3No. small pitch roofed dormers to front elevation together with alterations to ground floor side elevation windows.**
Location:	**49 Keepers Drive, Rochdale, OL12 7RH**

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 front dormers, by virtue of the number, height, size, design and materials, would constitute unduly prominent and dominant additions to the application property causing harm the character of the property and the street scene. As such, they would not accord with the policies DM1 and P3 of the Rochdale Core Strategy, the Guidelines and 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 12 March 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:

- Existing and Proposed Site Plan
- Proposed: Elevations
- Existing Ground Floor Layout
- Existing: Elevations
- Proposed: First Floor Plan
- Existing: Roof Layout
- Proposed: Ground Floor Layout
- Existing & Proposed: Roof Plans
- Existing: Location Plan