ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00574/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Rejimol Rakhesh

Part I - Particulars of Application

Date of Application: 20 May 2019

Proposal:	**Extension of front dormer**
Location:	**43 Heights Avenue, Rochdale, OL12 6JL**

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 would create a dormer which spans the near full width of the front elevation of the property and which would substantially alter the character and appearance of the dwelling such that it would effectively read as a two-storey dwelling rather than a dormer bungalow. The proposal would therefore harm the appearance of the host property and the altered dwelling would appear incongruous within the street scene, which benefits from a strong sense of consistency in respect of dormer windows to front elevations. Accordingly, the proposed development fails to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy 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 15 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:
This decision is based on the following plans/documents:

- Location Plan
- Existing Site Plan, Floor Plans & Elevations drawing no. 1457A/1
- Proposed Site Plan & Floor Plans drawing no. 1457A/2
- Proposed Elevations drawing no. 1457A/3