ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01299/HOUS

Name and address for correspondence:	Applicant name:
Mr Paul Healey Healey Consulting 63 Brunel House 63 Dale Street Milnrow OL16 3NJ	Mr David Brookes

Part I - Particulars of Application

Date of Application: 7 December 2018

Proposal:	**Side/rear dormer extension and roof light**
Location:	**230 Broad Lane, Rochdale, OL16 4PR**

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 side and rear dormer extension would constitute an intrusive addition in the side roof plane and the inappropriate materials and fenestration detail would be detrimental to the character of the existing dwelling. The side dormer extension would be inappropriate in its context and, by virtue of its prominent position when viewed from public vantage points on Broad Lane, would have a detrimental impact on the character and appearance of the street scene. The proposed development therefore fails to improve the character and quality of the area and is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's 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 31 January 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 - (60)-05
- Existing Site Plan - (60)-06
- Proposed Site Plan - (60)-07
- Existing Plans and Elevations - HC-16274-(60)-01 A
- Proposed Floor Plans - HC-16274-(60)-02 B
- Proposed Elevations - HC-16274-(60)-03 B
- Proposed Section - HC-16274-(60)-04 C