

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01077/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 418 Bury Road Rochdale OL11 5EU	Rehana Begim

Part I - Particulars of Application

Date of Application: 31 October 2024

Proposal:	Proposed single-storey front extension
Location:	275 Albert Royds Street, Rochdale, OL16 2TZ,

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 its poor design, the proposed front extension would be an incongruous and bulky addition to the host dwelling, which would undermine the symmetrical relationship with the adjoining dwelling, and would harm the character and appearance of the street scene by failing to remain in keeping with the design of the adjacent houses. The proposal therefore fails to comply with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policies DM1 and P3 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

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 18 December 2024

Melanie Hale
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.

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

- Proposed elevations, site plan, and floor plan: 2230/2
- Location plan