



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01057/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Bradbury Healey Consulting 63 Dale Street Milnrow OL16 3NJ	Mr Ged Whiting

Part I - Particulars of Application

Date of Application: 9 October 2023

Proposal:	Single storey side and single storey rear extensions
Location:	29 Harbour Lane, Milnrow, Rochdale, OL16 4EL

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 siting, built form, window proportions and design, the proposed single-storey side extension constitutes a disproportionate and incongruous addition to the dwelling, to the detriment of the character and appearance of the host dwelling and the surrounding street scene. The proposal would not be well-designed and 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', the adopted Places for Everyone Joint Development Plan 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 17 June 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 Notice relates to the following submitted plans:

- o Location Plan - Drawing No. HC-22051-(60)-001 received 26/09/2023
- o Existing Site Plan - Drawing No. HC-22051-(60)-009 received 06/10/2023
- o Proposed Site Plan - Drawing No. HC-22051-(60)-0010 received 06/10/2023
- o Existing Ground Floor Plan, Elevations and Roof Plan - Drawing No. HC-22051-(60)-006 received 09/10/2023
- o Proposed Ground Floor Plan and Roof Plan - Drawing No. HC-22051-(60)-007 received 09/10/2023
- o Proposed Elevations - Drawing No. HC-22051-(60)-008 received 26/09/2023