ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00345/HOUS

Name and address for correspondence:	Applicant name:
Mr Neil Butterworth 89 Higher Ainsworth Road Radcliffe Manchester M26 4JJ	Mr Dale Rogers

Part I - Particulars of Application

Date of Application: 8 April 2019

Proposal:	**Two storey side extension and single storey rear extension following demolition of existing conservatory**
Location:	**12 Botany Close, Heywood, OL10 4QZ**

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.

Reasons:

1 The proposed extension would not be subservient to the application property, would unbalance the appearance of the pair of semi-detached properties and would create the potential for a terracing effect between the application property and the neighbouring dwelling at no.10 Botany Close. As such the proposed development would have a detrimental impact on the character of the host property and the surrounding street scene and would fail to accord with the relevant requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's '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 3 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.

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

- Plans & Elevations (Existing) (Drawing No. 1)
- Plans & Elevations (Proposed) (Drawing No. 2)
- Site Location Plan