



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00575/HOUS

Name and address for correspondence:	Applicant name:
Barry Deegan 68 Fairway Rochdale OL11 3BZ	Barry Deegan

Part I - Particulars of Application

Date of Application: 1 June 2023

Proposal:	Two storey side extension and extension to existing front/rear dormers
Location:	68 Fairway, Rochdale, OL11 3BZ,

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, massing, scale and design, the proposed two storey side extension would be detrimental to the character of the street scene and would not be a subservient addition to the host dwelling. In addition, it would contribute to a potential terracing effect between the host dwelling and no.70 Fairway that would result in the loss of a valuable break in the built form of the street scene. As such, the proposed development would be contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- 2 The proposed extension would restrict external access to the rear of the property resulting in refuse bins being stored to the front of the property in public view. This would cause an unduly negative impact upon the visual amenity of the surrounding street scene. The proposal would therefore be contrary to policies DM1 and P3 of the 'Rochdale Adopted Core Strategy', the 'Guidelines and Standards for Residential Development SPD' (2016) 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 25 July 2023

Daniela Ripa
Interim 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 plans:

- Location Plan, Block Plan and Existing and Proposed Floor Plans and Elevations.
Dated May 2023