ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01119/HOUS

Name and address for correspondence:	Applicant name:
Mr Russell Woods Good & Tillotson 2 The Studios 318 Chorley Old Road Bolton BL1 4JU	Mr Simon Hill

Part I - Particulars of Application

Date of Application: 14 September 2020

Proposal:	**First floor side extension and single storey rear extension, along with replacement of existing front porch and application of render**
Location:	**1 Dale View, Littleborough, OL15 0BP**

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 first floor side extension would significantly alter the proportions of the dwelling, nearly doubling the two storey width of the property, and would therefore fail to present a subordinate addition to the host property, and would sit at odds with the street scene. The poor proportionality of the extension would be amplified by the proposed fenestration arrangement on the front elevation and the wide expanse of render. The proposed first floor side extension would have a negative effect on the appearance of the host property and result in an unacceptable degree of visual harm to the street scene, exacerbated by the prominent corner plot location of the dwelling. As such, the proposal fails to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy 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 6 November 2020



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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:
Site location plan. Drawing no: 1001
Existing site plan. Drawing no: 1002
Proposed site plan. Drawing no: 1003
Existing plans and elevations. Drawing no: 0001
Proposed plans and elevations. Drawing no: 1005