

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00418/HOUS

Name and address for correspondence:	Applicant name:
Mr S Rothwell 564 Bolton Road Bury BL8 2DU	Kamal Ali

Part I - Particulars of Application

Date of Application: 24 April 2023

Proposal:	Single storey front porch - retrospective
Location:	39 Canon Street, Rochdale, OL16 2TF,

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 excessive scale, height, roof form and design, the front porch constitute a disproportionate and obtrusive addition to the host dwelling which is not well-designed and appears out of keeping to the appearance of the host dwelling. The development represents an unsatisfactory standard of design and constitutes undue visual harm to the character and visual appearance of the host dwelling and the wider street scene. It 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' 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 27 June 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 submitted plans:

- o Location Plan - dated 18/04/2017
- o Existing Site Plan - received 20/04/2023
- o Existing Floor Plans and Elevations - Drawing No. 1 dated 06/2022