



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01190/HOUS

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	ANDREW & HAYLEY BARBOUR

Part I - Particulars of Application

Date of Application: 18 December 2023

Proposal:	Single storey front extension following demolition of existing conservatory, with first floor balcony and balustrade together with alterations to fenestration.
Location:	Lockhouse , Canal Street, Littleborough, Rochdale, OL15 0HJ

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, excessive scale, built form and design, the proposed front extension constitutes an intrusive and non-subservient addition which appears dominant and unsympathetic to the host dwelling. The proposal would result in less than substantial harm to the significance of the Lockhouse as a non-designated heritage asset through detracting from its appearance. The proposed development would therefore fail to accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 Insufficient evidence has been submitted to demonstrate the canal embankment structure would not inflict land instability risks as a result of the loading from the proposed front extension. The proposal therefore fails to accord with Policy G9 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 23 February 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 - received 21/11/2023
- o Existing and Proposed Site Plan - Drawing No. 23.3141.3A received 21/11/2023
- o Existing Floor Plans - Drawing No. 23.3141.1 received 30/10/2023
- o Existing Elevations - Drawing No. 23.3141.2 received 30/10/2023
- o Proposed Floor Plans - Drawing No. 23.3141.SC1.1 received 30/10/2023
- o Proposed Elevations - Drawing No. 23.3141.SC1.2 received 30/10/2023
- o Proposed Rendering Images - submitted 30/10/2023