

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01530/HOUS

Name and address for correspondence:	Applicant name:
Mr Abdul Quyyom 105 Heights Avenue Rochdale OL12 6JH United Kingdom	Mr Abdul Quyyom

Part I - Particulars of Application

Date of Application: 5 December 2022

Proposal:	First floor extension, alteration to roof pitch to front elevation, alteration to existing garage door into a window including alteration to front canopy roof and render to front and side elevations following removal of existing front dormer
Location:	105 Heights Avenue, Rochdale, OL12 6JH,

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 The proposals, by virtue of their scale, massing, siting, design and materials would result in a form of development that would be incompatible with its surroundings to the detriment of the character and appearance of the area and the street scene. The application is therefore contrary to Policies DM1 and P3 of the adopted Core Strategy and the requirements of the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 30 January 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, the decision relates to the following drawings:-

- o Existing floor plans - CL 11225791/10
- o Propose site plans - CL 11225791/14
- o Proposed elevations - CL 11225791/12
- o Site plans - CL 11225791/13
- o Proposed floor plans - CL 11225791/11