



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00914/HOUS

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW United Kingdom	Mr Joe Pritchard

Part I - Particulars of Application

Date of Application: 17 August 2023

Proposal:	Single-storey side extension
Location:	8 Leighton Avenue, Middleton, M24 1PJ,

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 disproportionate scale, design and siting, the proposed extension constitutes an incongruous addition that would result in the significant loss of an important landscaped area. It would not be well-designed and would inflict undue visual harm to the character and appearance of the host property and the wider street scene. The proposal therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 17 October 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:

- Existing Site And Block Plan. Drg no. 766-01
- Existing Ground Floor Plan. Drg no. 766-02
- Existing Roof Plan. Drg no. 766-03
- Existing Elevations. Drg no. 766-04
- Existing Site And Block Plan. Drg no. 766-05A
- Proposed Ground Floor Plan. Drg no. 766-06
- Proposed Roof Plan. Drg no. 766-07
- Proposed Elevations. Drg no. 766-08