ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00254/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Saghir Ahmed

Part I - Particulars of Application

Date of Application: 22 February 2021

Proposal:	**Part two storey and part single storey side and rear extension and alterations to existing rear elevation**
Location:	**15 Channing Square, Rochdale, OL16 5PZ,**

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, scale and design, the proposed extension would introduce an incongruous feature into the street scene that would be unsympathetic to the design vernacular of the existing dwelling. The inclusion of a tapered elevation would be inappropriate in its context and would ultimately constitute a poor standard of design, inflicting undue harm to the character and appearance of the street scene. The proposed development fails to improve the character and quality of the area and is therefore contrary to 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 19 April 2021



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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.

In the avoidance of doubt, this decision relates to the following list of plans/Documents:

- Location Plan
- 1709/1 - Existing Plans and Elevations
- 1709/2 - Proposed Floor Plans
- 1709/3 - Proposed Elevations