



Town and Country Planning Act 1990

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00515/VRCON

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

Part 1 - Particulars of Application

Date of Application: 20 May 2025

Proposal:	Section 73 application to vary condition 2 (Plans) of planning permission 22/00355/HOUS (Two storey rear extension and replacement of door with window on existing side elevation)
Location:	238 Hill Top Drive, Rochdale, Rochdale, OL11 2DY

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 By virtue of its materiality and design, the proposed use of white render constitutes an unsympathetic form of development which is out of keeping with the character and appearance of the surrounding street scene. The proposal would not be well-designed and 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', the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 8 August 2025

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:

- Location Plan - received 20/05/2025
- Existing and Proposed Site Plan - drawing no. 25.3563.4 received 20/05/2025
- Existing Floor Plans and Elevations - drawing no. 25.3563.1 received 20/05/2025
- Approved Proposed Floor Plans and Elevations - drawing no. 25.3563.2 received 20/05/2025
- Proposed Floor Plans and Elevations - drawing no. 25.3563.3 received 20/05/2025