

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00185/HOUS

Name and address for correspondence:	Applicant name:
Ms Dawn Cooper D@C Design Ltd 62 Demesne Rd Whalley Range Manchester M16 8PJ	Mr & Mrs Annam Arshid

Part I - Particulars of Application

Date of Application: 14 March 2024

Proposal:	Single storey side extension
Location:	2 Tern Close, Rochdale, OL11 5QU,

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 design, scale and siting, the proposed development would appear discordant to the proportions of the host dwelling and would present a disproportionate addition which would not relate well to the existing plot or surrounding street scene by virtue of its highly prominent location. As such, the proposal would not 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', Places for Everyone JDP and the National Planning Policy Framework

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 2 May 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, the above decision relates to the following plans;

- Rev B LOCATION & EXISTING SITE PLAN
- Rev E SITE PLAN as PROPOSED
- Rev F ELEVATIONS as PROPOSED
- Rev F PLANS as PROPOSED