

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00197/HOUS

Name and address for correspondence:	Applicant name:
Mr Dan Worden Dan Worden Architecture Fern Mill Haslingden Old Road Oswaldtwistle BB5 3RG	Dr Sarwar

Part I - Particulars of Application

Date of Application: 18 March 2024

Proposal:	Two storey side and rear extension, two-storey front gable extensions, front facade remodelling, rear dormer extension, insertion of 10no rooflights, addition of render to all elevations, alteration to fenestration and extension of driveway following demolition of existing attached outbuilding
Location:	4 Norford Way, Rochdale, OL11 5QS,

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 the proposed development and as a result of the design, scale and siting, the development is considered to present a visual clear lack of subservience against the main dwellinghouse and would seek to add a dormer of unsympathetic scale and design to the rear roof slope. 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 DPD and the National Planning Policy Framework
- 2 By virtue of its siting, the development is considered to give rise to residential amenity concerns in relation to no.6 Norford Way and would not be in accordance with Section 4 Space Standards of the SPD. As such, the proposed development would fail to accord with the residential amenity aims of 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.
- 3 Insufficient information is contained within the submitted documents regarding the permeability of the proposed extended paving. The proposal is therefore not considered sufficient in demonstrating it would be constructed in accordance with

policy G8 of the Core Strategy and the NPPF in the interest of appropriate surface water management and flood risk mitigation.

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 23 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;

- DWA-2319 Block Plan and Site Location Plan
- SSS-9603 Rev A Topographical Survey Plan
- DWA-2319-PL-02 Proposed Site Plan
- DWA-2319-PL-09 Existing and Proposed 3D Images - Front
- DWA-2319-PL-10 Existing and Proposed 3D Images - Rear
- DWA-2319-PL-08 Proposed Elevations
- DWA-2319-PL-06 Proposed Ground and First Floor Plans
- DWA-2319-PL-07 Proposed Second Floor and Roof Plans