



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00458/HOUS

Name and address for correspondence:	Applicant name:
Mike Palmer 68 Kingsway Penwortham Lancs PR1 0ED	Mr And Mrs Jakeman

Part I - Particulars of Application

Date of Application: 12 May 2023

Proposal:	Two-storey side and single storey rear extension, alteration to front and rear dormers including addition of pitch roof following demolition of existing rear conservatory- Resubmission of 22/01525/HOUS
Location:	71 Shelfield Lane, Rochdale, OL11 5XY,

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 and siting, the proposed works would represent overdevelopment of the existing plot and detrimentally increase the massing of the dwelling so much that it would not appear to respect the surrounding settings. The works would be out of keeping with the row of semi-detached bungalows and would not be appropriate in this 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' 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 7 July 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 relates to the following plans:

- 27.10.22 6 LOCATION PLAN
- 27.10.22 4 PROPOSED SITE LAYOUT
- 27.10.22 PROPOSED EXTENSIONS