



ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

PRIOR APPROVAL REFUSED FOR ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS

APPLICATION REFERENCE: 24/01000/CAA

Name and address for correspondence:	Applicant name:
Mr Nick Goodchild Goodchild Design Partnership(GDP) 132-134 Great Ancoats Street Manchester M4 6DE United Kingdom	Mr & Mrs Awat & Sozyar Abdullah Salih

Part 1 - Particulars of Application

Date of Application: 5 November 2024

Proposal:	Prior approval for upwards extension through the addition of one additional storey, increasing maximum height from 4.6m to 7.1m
Location:	163 Leander Drive, Rochdale, OL11 2XE,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **PRIOR APPROVAL IS REFUSED** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the applicant provided to the Local Planning Authority.

Reason for Refusal:

- 1 The proposed development is not permitted by Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposed dwelling would fail to be in keeping with the character and appearance of the street scene by virtue of its significant massing and scale. Moreover, the proposed window detailing to the principal elevation would fail to respect both the character of the host dwelling and the street scene. The proposed external appearance of the dwelling, including the design and architectural features of the principal elevation, fails to produce a suitably high standard of design and therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy

JP-P1 of Places for Everyone, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Date Decision Issued 19 December 2024

Melanie Hale
Head of Planning Services

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 decision relates to the following drawings:-

- Sheet: 0.01. Cover Sheet. Rev B
- Sheet: 1.01. Existing Floor Plans. Rev B
- Sheet: 1.02. Existing Elevations. Rev B
- Sheet: 2.01. Proposed Floor Plans. Rev B
- Sheet: 2.02. Proposed Elevations. Rev B