



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01408/HOUS

Name and address for correspondence:	Applicant name:
HAD n Co Property Consultants HAD & Co Property Consultants Ltd Unit 3 Salisbury House St Stephen Street Salford M3 6AX	Georgina Johnson

Part I - Particulars of Application

Date of Application: 1 November 2022

Proposal:	Single-storey side and rear extension - Retrospective
Location:	6 Manesty Close, Middleton, M24 4SA

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).

Reason:

1. By virtue of its appearance, most particularly through the use of render, the extension is an unsympathetic and harmful addition to the host dwelling. It significantly erodes the character and uniformity of the immediate streetscene. 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 9 January 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.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following list of plans:

Location and Site Plan - HAD3448-01
Pre Existing Floor Plans and Elevations - HAD3448-02
Revised Proposed Site Plan received 13/12/22 - HAD3448-05
Existing (Proposed) Floor Plans and Roof Plans - HAD3448-03
Proposed Elevations - HAD3448-04