ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00290/FUL

Name and address for correspondence:	Applicant name:
Les Foey 8 Glasson Walk Chadderton Oldham OL9 9DR	Mr Carl Garrity

Part I - Particulars of Application

Date of Application: 21 March 2022 Application No: 22/00290/FUL

Proposal:	**Erection of one 3 storey detached dwelling**
Location:	**Land To The Side Of 5 Kingsley Road, Middleton, M24 2PE,**

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 As a result of its siting, scale design and layout, the proposed dwelling would be an intrusive, addition to the character and appearance of the surrounding street scene. The proposed dwelling would harm the prevailing residential character of the area by disrupting established building lines and styles. Taken as a whole, the proposal would constitute a cramped addition, that fails to produce a satisfactory standard of design and does not take the opportunity to improve the character and quality of the area. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed two-storey rear extension would result in an overbearing impact and an unacceptable degree of overshadowing to the rear amenity area and rear principal windows of No 5 Kingsley Road, to the detriment of the amenity of the occupiers. The application therefore fails to accord with the policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 26 May 2022

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 Notice relates to the following drawings:

Drawing titled 'Proposed site plan 1:500'
Drawing titled 'Elevation new fencing; Proposed rear levation; Proposed front levation'
Drawing titled 'Proposed side elevation and cross section thro' site'
Drawing titled 'Proposed second floor plan; Proposed first floor plan; Proposed ground floor plan'

all recieved by the Council 21st March 2022.