



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00629/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Awais Khalid

Part I - Particulars of Application

Date of Application: 21 June 2023

Proposal:	First floor rear extension, single storey rear extension, dormer to front elevation and alterations to fenestration on side elevation
Location:	72 Elm Park Grove, Rochdale, OL12 7JT,

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 reasons.

Reasons:

- 1 By virtue of its scale, siting and design, the proposed extensions to the rear are not considered acceptable and would represent an incongruous form of development which fails to visually respect the existing form of the bungalow. The first floor extension is not considered subservient to the original dwelling and would overhaul the form at the rear. 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 1 September 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, the above decision relates to the following plans;

- Location Plan
- Rev A 1971/2 Proposed Floor Plans and Site Plan
- Rev A 1971/3 Proposed Elevations