



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00937/HOUS

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem 70 Heywood Road Prestwich M25 1FN	Mr Mohammad Rizwan

Part I - Particulars of Application

Date of Application: 15 September 2023

Proposal:	Two storey side extension and single storey rear extension following removal of existing raised platform at rear.
Location:	102 Curzon Road, Rochdale, OL11 2RX

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, scale, sitting and additional massing, the proposed development is not considered visually sympathetic to the original dwelling and would present an incongruous addition which is not considered to be high quality design. The wraparound element at ground floor level at the rear is considered to create a massing which is unsympathetic to the form of the original dwelling and would undermine the nature of the existing dwelling. 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:

By virtue of its design, scale, sitting and additional massing, the proposed development is not considered visually sympathetic to the original dwelling and would present an incongruous addition which is not considered to be high quality design. The wraparound element at ground floor level at the rear is considered to create a massing which is unsympathetic to the form of the original dwelling and would undermine the nature of the existing dwelling. 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

Date Decision Issued 22 December 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:

- Sheet 1 Location Plan
- Sheet 4 Proposed Plans (Received on email 06.11.2023)
- Sheet 5 Proposed Elevations (Received on email 06.11.2023)
- Sheet 6 Existing and Proposed Site Plan (Received on email 07.11.2023)