

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01191/HOUS

Name and address for correspondence:	Applicant name:
Mr P Watson 13 Woodside Haslingden Rossendale BB4 6QQ	Mr & Mrs M. Smith

Part I - Particulars of Application

Date of Application: 2 December 2024

Proposal:	Front dormer extension including alterations to front elevation
Location:	34 Roundthorn Road, Middleton, M24 1FU

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 The totality of the proposed development represents poor design as it does not reflect the existing street scene and will harm the symmetry of the pair of semi-detached bungalows. The proposed development does not follow the form of existing dwellings and is not in keeping with the character of the area, the two front dormers will be highly viable from the street scene and this is not considered acceptable. As such the proposal would not comply with policies DM1, P1, P2, P3 and C3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.

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 11 February 2025

Melanie Hale
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:

This decision relates to the front dormers and front alterations only. The proposed rear dormer and side extension shown on the plans do not make up part of this application and have not been assessed.