



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00669/HOUS

Name and address for correspondence:	Applicant name:
Mr Belal Rashid BRTA Limited Office 12 Falcon Business Centre Victoria Street Oldham OL9 0HB	Mr Imran Manzoor

Part I - Particulars of Application

Date of Application: 11 July 2023

Proposal:	Two storey side extension including front and rear dormer and rear balcony extension following demolition of existing detached garage, single storey rear extension following demolition of existing conservatory, garage conversion including alteration to existing garage door, and addition of gable wall to first floor front elevation
Location:	331 Shawclough Road, Rochdale, OL12 7HL

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 proposed development, comprising the demolition of a garage and construction of extensions, through their scale and incongruous design, will lead to unacceptable harm to the appearance of the dwelling and the street scene, and harm to the setting of an adjacent listed building. The harm is not justified or outweighed by public benefits. The proposal is therefore contrary to policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. However the amendments failed to address the issues. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 23 February 2024

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.