



ROCHDALE
BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015

PRIOR APPROVAL REFUSED FOR ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS

APPLICATION REFERENCE: 22/01537/CAA

Name and address for correspondence:	Applicant name:
Mr Mohammed Ahmed M1 Architecture Ltd 322 Platt Lane Manchester M14 7DA	Mr Amir Nazir

Part 1 - Particulars of Application

Date of Application: 7 December 2022

Proposal:	Prior approval for an upwards extension through the addition of one additional storey, increasing maximum height by 1.3m to 8.16m
Location:	50 Leander Drive, Rochdale, OL11 2XD,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that that their **PRIOR APPROVAL IS REFUSED** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the applicant provided to the Local Planning Authority.

Reason for Refusal:

- 1 The proposed development is not permitted by Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the principal elevation of the resultant dwelling would fail to be in keeping with the original character and appearance of the dwelling, due to an extensive emphasis on vertical proportions through the resulting dimensions of the dwelling and the use of materials and fenestration. The proposed external appearance of the dwelling, including the design and architectural features of the principal elevation, fails to produce a suitably high standard of design and therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Date Decision Issued 1 February 2023

Daniela Ripa
Interim Head of Planning Services

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 decision relates to the following drawings:-

- Location & Site. Drg no. 01
- Existing plans. Drg no. 02
- Proposed plans. Drg no. 03
- Proposed elevations. Drg no. 04