



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00170/HOUS

Name and address for correspondence:	Applicant name:
mr PHIL CORNS phil corns architectural services ltd. 142 Elmsfield Avenue Norden Rochdale OL11 5XA	mr David Lawson N/A

Part I - Particulars of Application

Date of Application: 28 February 2023

Proposal:	Two-storey side, single storey rear extension following demolition of existing single storey rear extensions and detached garage
Location:	1156 Manchester Road, Rochdale, OL11 2XZ

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. Due to its size, scale and design, the proposed two-storey side extension would appear as a disproportionate and incongruous addition to the host dwelling, to the detriment of the character of the host dwelling and the existing street scene. Therefore, the proposed development would be contrary to visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and relevant paragraphs in the National Planning Policy Framework.
2. By virtue of its siting and proximity to no.1a Saxonholme Road, the proposed two storey side extension would result in a detrimental loss of privacy to the neighbouring rear garden area. As such, the proposal would not comply with the SPD spatial standards and would fail to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 20 April 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.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- Proposed Location Plan. Drg no. 2023_01_01_00
- Existing Site Plan. Drg no. 2023_01_01 - 01. Rev A
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 02
- Existing First Floor Plan. Drg no. 2023_01_01 - 03
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 04
- Existing First Floor Plan. Drg no. 2023_01_01 - 05
- Existing Elevations. Drg no. 2023_01_01 - 06. Rev B
- Proposed Ground Floor Plan. Drg no. 2023_01_01 - 07
- Proposed First Floor Plan. Drg no. 2023_01_01 - 08
- Proposed Elevations. Drg no. 2023_01_01 - 09. Rev B