ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01104/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Mrs Jasmine Mohammad

Part I - Particulars of Application

Date of Application: 10 September 2020

Proposal:	**Proposed out building to the side elevation - Re-submission of 20/00670/HOUS**
Location:	**43 Passmonds Crescent, Rochdale, OL11 5AW,**

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 outbuilding would break the building line as well as constitute an obtrusive and unduly prominent addition to the street scene and as such would fail to accord with the visu-al amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and the Na-tional 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 22 October 2020



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Signed on behalf of the Council

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:

- Location plan
- Existing and proposed site plan, floor plan and proposed elevation - dwg.no:- A1596/1