



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00925/HOUS

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

Part I - Particulars of Application

Date of Application: 4 September 2023

Proposal:	Formation of pitched roof over existing garage and front porch extension following demolition of existing front porch
Location:	91 Hollin Lane, Middleton, Rochdale, M24 5LA

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 By virtue of its built forms, massing and design, the proposed development would constitute an irregular and incongruous addition to the host dwelling which would result in undue harm to the character and appearance of the host dwelling and surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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 9 November 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- o Elevations And Plans as existing. Drg no. 1
- o Ground Floor Plan as proposed. Drg no. 2. Rev A
- o First Floor Plan as proposed. Dated July 2023. Rev A
- o Site Plan as existing. Dated July 2023
- o Location Plan. Drg no. 3
- o Site Plan & Location Plan. Drg no. 3. Rev A
- o Elevations as proposed. Dated July 2023. Rev A
- o Proposed Sections. Dated July 2023. Rev A