



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01092/HOUS

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL163BN United Kingdom	SARAH & PAUL GREGSON

Part I - Particulars of Application

Date of Application: 9 October 2023

Proposal:	Single storey front, side and rear extensions and increase in eaves and ridge height of roof to facilitate loft conversion to form additional living accommodation including new window opening on rear elevation
Location:	21 Salthill Avenue, Heywood, Rochdale, OL10 2LB

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 size, scale and design, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extensions and alterations would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to 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 7 December 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:

- Site Location Plan
- Existing Details. Drg no. 21.2733.1B
- Existing Elevations. Drg no. 21.2733.2B
- Existing & Proposed Block Plans. Drg no. 21.2733.3
- Scheme 3 - Proposed Ground Floor Plan. Drg no. 21.2733.SC3.1
- Scheme 3 - Prop. First and Second Floor Plans. Drg no. 21.2733.SC3.2B
- Scheme 3 - Proposed Elevations. Drg no. 21.2733.SC3.3B