



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01238/HOUS

Name and address for correspondence:	Applicant name:
Mr RYAN GEE 35 Burnedge Fold Road GRASSCROFT OL4 4EE	Mr PAUL CROSSLAND

Part I - Particulars of Application

Date of Application: 30 November 2023

Proposal:	First floor side extension - Resubmission of 23/00354/HOUS
Location:	7 Parkside, Middleton, Rochdale, M24 1NL

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 front gable and glazing feature would result in a discordant appearance that would fail to complement either the host property or the surrounding street scene. This would result in harm to the visual amenity and character of the area and be 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 17 January 2024

Melanie Hale
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:

- Location Plan
- Existing and Proposed Floor Plans, Elevations and Site Plans. Drg no. 01. Rev 07