



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01027/HOUS

Name and address for correspondence:	Applicant name:
Ms Michelle Smyth 61 Argyle Street Heywood OL10 3DQ	Ms Michelle Smyth

Part I - Particulars of Application

Date of Application: 29 October 2024

Proposal:	Two storey side extension
Location:	61 Argyle Street, Heywood, Rochdale, OL10 3DQ

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 scale and design, the proposed extension would constitute a disproportionate and obtrusive addition to the host dwelling that would harmfully alter the appearance and character of the street scene through the significant erosion of space on a corner plot. The proposed extension would fail to demonstrate subservience to the host dwelling and the use of different widths would result in an unacceptably poor standard of design in a prominent location. The proposed development therefore fails to improve the character and quality of the host dwelling and the area, contrary to policies DM1, P1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 19 December 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:

- Sheet no. 001. Location Plan and Proposed Site Plan.
- Sheet no. 002. Existing Plans and Elevations.
- Sheet no. 003. Proposed Plans and Elevations.
- Sheet no. 301. Existing and Proposed Block Plans