



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00292/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Gordon MGD 12 Westbury Close Bury BL8 2LW	Gill Elsworth

Part I - Particulars of Application

Date of Application: 4 April 2023

Proposal:	Single-storey front extension, canopy to front, application of render to front and side elevations and erection of boundary wall following demolition of existing front porch
Location:	91 Warwick Road, Middleton, M24 1HU

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 As a result of the siting, size and design, the proposed extension and application of render would form an unduly dominating development that would harm the character and appearance of the existing dwelling and the wider street scene. The application is therefore contrary to the requirements of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) 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 29 May 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.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

Site Location Plan and Proposed Block Site Plan. Drg no. 91WR/200/BR. Rev C1

Existing Layouts. Drg no. 91WR/201/BR

Proposed Layouts. Drg no. 91WR/202/BR. Rev C1