



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00166/HOUS

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr Arran Bassett

Part I - Particulars of Application

Date of Application: 23 February 2023

Proposal:	Two storey side, single storey front and single storey rear extensions including the addition of a balcony to the first floor rear elevation and a glass balustrade and formation of new garden steps to the rear.
Location:	24 Dean Head , Todmorden Road, Littleborough, Rochdale, OL15 9LZ

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 extension represents a disproportionate addition over and above the size of the original dwelling. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. Additional harm has been identified in terms of the adverse impact on the openness of the Green Belt and the failure of the development to be well-designed. No very special circumstances have been identified that would outweigh the harm, and the proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 By virtue of its scale, form and massing, the proposed two-storey side extension and single-storey front extension would constitute non-subservient and incongruous additions to the host dwelling, to the detriment of the character and appearance of the wider street scene. The development proposals would not be well-designed and therefore fail 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 20 April 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 Location Plan - Drawing No. 22-084-001
- o Existing Site Plan - Drawing No. 22-084-002
- o Proposed Site Plan - Drawing No. 22-084-200
- o Existing Floor Plans and Elevations - Drawing No. 22-084-010
- o Proposed Floor Plans and Elevations - Drawing No. 22-084 201