



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00912/HOUS

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 Rochdale Road Frigrove Milnrow Rochdale OL16 3BN	DAVID & MICHELLE MONKS

Part I - Particulars of Application

Date of Application: 26 September 2023

Proposal:	Alterations to roof including raising the ridge height together with rear dormer
Location:	33 Crowshaw Drive, Rochdale, OL12 0SR,

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 excessive scale, flat roof form and design, the proposed rear dormer constitute an incongruous and disproportionate addition to the host dwelling which dominates the roof slope and inflicts undue visual harm to the character and appearance of the host dwelling and the surrounding area. The proposed development would not be well-designed and therefore fails 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.
- 2 By virtue of its siting and excessive height and scale, the proposed raising of the ridge height of the dwelling would result in undue harm to the amenity of neighbouring occupiers by means of loss of light and outlook to the first-floor habitable windows of no. 35 Crowshaw Drive. The proposed development therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 18 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:

- o Location Plan - received 17/08/2023
- o Existing and Proposed Site Plan - Drawing No. 23.3101.2 dated 08/2023
- o Existing Floor Plans, Elevations and Section Plan - Drawing No. 23.3101.1A dated 03/2022
- o Proposed Floor Plans, Elevations and Section Plan - Drawing No. 23.3101.SC3.1B dated 04/2023