



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01581/HOUS

Name and address for correspondence:	Applicant name:
Mr Gareth Reed Reed Studio Limited Keelham Cottage Keelham Lane TODMORDEN OL14 8RX United Kingdom	Charlotte Hill

Part I - Particulars of Application

Date of Application: 4 January 2023

Proposal:	Extension of existing driveway including retaining wall/boundary treatments and alterations to existing front porch fenestrations
Location:	13 Shore Road, Littleborough, Rochdale, OL15 9LG

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, massing, materiality and design, the proposed porch would represent a disproportionate and incongruous addition to the front elevation of the host dwelling which would not be in keeping with adjoined no. 15 Shore Road. As such, the proposed development does not constitute a satisfactory standard of design and visual appearance and would 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 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 1 March 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
- o Existing Site Plan - Drawing No. 211-001 Rev. TP01
- o Proposed Site Plan with 3D Views - Drawing No. 411-001 Rev. TP01
- o Existing Ground Floor Plan and Elevations - Drawing No. 212-001 Rev. TP01
- o Proposed Ground Floor Plan and Elevations - Drawing No. 412-001 Rev. TP01
- o Existing First Floor Plan - Drawing No. 212-002 Rev. TP00
- o Proposed First Floor Plan - Drawing No. 412-002 Rev. TP00
- o Proposed Floor Plans and Elevations - Drawing No. 412-001 Rev. TP00
- o Hard Landscape Plan and Section - Drawing No. 401-004 Rev. TP01