

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01104/HOUS

Name and address for correspondence:	Applicant name:
Mr RYAN GEE 35 Burnedge Fold Road GRASSCROFT OL4 4EE	MR SAUL CRITCHLEY

Part I - Particulars of Application

Date of Application: 13 November 2023

Proposal:	Single-storey side and rear extension, extension to front dormer, alteration to fenestration to side elevation, rear dormer extension and erection of single-storey detached ancillary outbuilding to form gym
Location:	2 Lowhouse Close, Milnrow, Rochdale, OL16 3EP

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 siting, excessive footprint, massing, materiality and design, the proposed outbuilding constitutes an obtrusive and incongruous form of development which appears out of keeping with the character and appearance of the surrounding area. The proposed outbuilding 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', the adopted Places for Everyone Joint Development Plan, 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 24 May 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:

- o Location Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. 01 Rev. 03 received 07/11/2023
- o Existing and Proposed Site Plan, Outbuilding Floor Plans and Elevations - Drawing No. 02 Rev. 07 received 03/11/2023