



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00668/HOUS

Name and address for correspondence:	Applicant name:
Mr Gary Clegg G.Clegg Building Co. 5 Hutchinson Road, Norden ROCHDALE OL11 5TX	Mr Gary Clegg G.Clegg Building Co.

Part I - Particulars of Application

Date of Application: 20 June 2023

Proposal:	Part first floor/part two storey side extension, increase in ridge height and ground floor rear fenestration
Location:	4 Whittaker Lane, Rochdale, Rochdale, OL11 5PL

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 design and scale, the raising of the ridge height of the existing roof, and the resulting overall volume and scale of the building, would have an unacceptable impact to the established character of the streetscene and would harm the visual appearance of the existing dwelling. As such, the proposal would not 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 18 August 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.

Notes for the Applicant

For the avoidance of doubt, this decision relates to the following plans;

FO 05235848 /5 Location Plan

FO 05235848 /3 Proposed Layouts and Section

FO 05235848 /4 Proposed Elevations, Existing and Proposed Roof and Site Plan