

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01332/HOUS

Name and address for correspondence:	Applicant name:
Mr Jake Hinchlisse Orange Design Studio 59A Huddersfield Road Mirfield WF14 8AA	Mr & Mrs KHAN

Part I - Particulars of Application

Date of Application: 26 September 2023

Proposal:	Front and rear dormer with canopy and levelling of banking to the front for parking provision within a new front car port with single storey extension to outbuilding and render to all elevations following demolition of existing front and rear dormer
Location:	Hillcrest, Whitfield Bottoms, Shaw Road, Milnrow, Rochdale, OL16 4LX

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 reason of its elevated siting, excessive scale and poor quality design, the proposed dormers would comprise a conspicuous and incongruous addition to the host dwelling which would be unduly harmful to the character and appearance of the street scene. Furthermore, the proposed retaining wall would introduce an unduly dominant and overbearing over-engineered feature into the street scene which would sit uncomfortably in an otherwise verdant and relatively spacious street scene and would subsequently cause undue harm to the character and appearance to the area as a whole. Taken individually or cumulatively, the proposals would fall well-short of being considered well-designed and therefore fail to comply with the requirements of Policy P3 and DM1 of the adopted Rochdale Core Strategy 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 13 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.

INFORMATIVE:

This Decision Notice relates to the following drawings:-

- (EX) 002A Location plan
- (EX) 001A Existing floor plans
- (EX) 002A Existing elevations
- (20) 001A Proposed floor plans
- (20) 002A Proposed elevations
- (20) 003A Block plans