



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01378/HOUS

Name and address for correspondence:	Applicant name:
Mr Jamie Cloran 80 Mossway Middleton MANCHESTER M24 1NS United Kingdom	Mr Jamie Cloran

Part I - Particulars of Application

Date of Application: 10 November 2022

Proposal:	Two story side and rear extension and rear dormer following demolition of existing side extension
Location:	80 Mossway, Middleton, Rochdale, M24 1NS

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 the siting, massing and scale, the proposed two storey rear extension when read in combination with the proposed side extension constitutes an incongruous addition to the host dwelling as it would result in a large and overbearing expanse of brickwork to the side elevation. The development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the character of the dwelling. As such, the proposed development would be contrary to the visual amenity aims of 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 4 January 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

For the avoidance of doubt this decision relates to the following plans:

- Proposed Elevations. Drg no. 22MWpe Rev. 0
- Proposed Plans. Drg no. 22MWpp Rev. 1
- Proposed Site and Location Plan. Drg no. 22MWlp Rev. 0
- Existing Plans - Ground Floor. Drg no. 22MWep (1) Rev. 0
- Existing Elevations. Drg no. 22MWee Rev. 0