



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00410/HOUS

Name and address for correspondence:	Applicant name:
Mr & Mrs Genty 22 Higher Cleggswood Avenue Littleborough Rochdale OL15 0DJ	Mr & Mrs Genty

Part I - Particulars of Application

Date of Application: 3 May 2023

Proposal:	Addition of a dormer extension to front first floor elevation
Location:	22 Higher Cleggswood Avenue, Littleborough, Rochdale, OL15 0DJ

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 scale, massing, low-quality materiality and highly prominent position, the proposed dormer would comprise an incongruous and visually harmful form of development which would fail to sit sympathetically with the character and appearance of the host dwelling and wider street scene. Overall, the development proposals are not well-designed and therefore fail to comply with the requirements of the Guidelines and Standards for Residential Development Supplementary Planning Document, Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 28 June 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 application relates to drawings:

Proposed floor plans and elevations: 22HIGHER-D02

Existing floor plans and elevations: 22HIGHER - D01

Existing site plan and location plan: 22HIGHER - DL01

Proposed site plan: 22HIGHER - DL02