



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00394/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Mohammed Nafees

Part I - Particulars of Application

Date of Application: 3 May 2023

Proposal:	First floor side extension and two-storey rear extension
Location:	33 Charter Street, Rochdale, OL16 4UD,

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 excessive scale and massing, the proposed extensions would constitute a wholly disproportionate addition to the host dwelling which would appear conspicuous and incongruous from public vantage points along Charter Street and would be harmful to the character and appearance of the street scene. Consequently, the proposals would not be well-designed and therefore fails to comply with the requirements of Policies DM1 and P3 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, the application relates to the following drawings:

Proposed floor and site plan: 200/2

Proposed elevations: 200/3

Existing floor plan and site plan: 200/1

Location plan