ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00811/HOUS

Name and address for correspondence:	Applicant name:
Mr Balal Ahmed 58 Lawnswood Rochdale Rochdale OL11 3HB United Kingdom	Mr Balal Ahmed

Part I - Particulars of Application

Date of Application: 5 December 2023

Proposal:	**Application of render to all external elevations, replacement of existing white window frames with anthracite frames and addition of split tile hanging to front elevation.**
Location:	**58 Lawnswood, Rochdale, Rochdale, OL11 3HB**

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 proposed materials, the development would constitute poor design and would be harmful to the character of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to 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 17 January 2024

Melanie Hale
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 Decision Notice relates to the following drawings:-

- Location Plan. Dated 05/12//2023
- Existing Elevations. Drg no. 18119-PL 03. Rev B
- Proposed Elevations. Drg no. 18119-PL 04. Rev C