

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00981/HOUS

Name and address for correspondence:	Applicant name:
Mr Simon Casey BlueChip Architecture Ltd 18 Botany Road Worsley Manchester M30 8JS	Mr Munro

Part I - Particulars of Application

Date of Application: 6 November 2024

Proposal:	Single storey rear and first floor side extension including garage conversion, alteration to fenestration and roof lights
Location:	14 Glamis Avenue, Heywood, Rochdale, OL10 2LX

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 its scale, massing and design, the proposed first floor side extension including hip to gable extension would constitute an unbalanced and incongruous appearance within the streetscene, which is wholly out of keeping with the host dwelling and the prevailing character and appearance of the surrounding area. The proposed development would result in undue visual harm in this regard. The proposal would not be well-designed and would fail to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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 23 December 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.