



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00582/HOUS

Name and address for correspondence:	Applicant name:
AIDEN PHILLIPS-WHALLEY JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN United Kingdom	KARL & CAROL WHITTAKER & MCCARTHY

Part I - Particulars of Application

Date of Application: 13 June 2023

Proposal:	First Floor extension with the addition of front and rear dormers
Location:	48 Rose Avenue, Littleborough, Rochdale, OL15 8QJ

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 size and prominent siting on a corner plot, the proposed development would result a hard edge forming on the building line of Johnston Avenue and would inflict undue harm to the character and appearance of the street scene. As such, the proposed development would fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 13 September 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 Decision Notice relates to the following submitted plans:

- o Location Plan
- o Existing and Proposed Site Plan - Drawing No. 22.3023.2 dated 05/2023
- o Existing Floor Plans, Elevations and Section Plan - Drawing No. 22.3023.1B dated 02/2023
- o Proposed Floor Plans and Elevations - Drawing No. 22.3023.SC3.1B dated 05/2023