

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00035/HOUS

Name and address for correspondence:	Applicant name:
Mr MICHAEL COONEY 3 The Mead Salford M5 5LL	Mr DANIEL GORE

Part I - Particulars of Application

Date of Application: 14 February 2024

Proposal:	Part first-floor, part two-storey rear extension, alteration to existing roof, formation of pitched roof over existing side extension, erection of rear dormer including Juliet balconies and alterations to fenestration on front and side elevations including roof lights following demolition of existing conservatory
Location:	10 Lake Drive, Middleton, M24 1WB,

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 siting, scale, design and materiality, the cumulative impacts of the proposed alterations and additions to the existing roof, including the rear dormer, and the alterations to the existing fenestration constitute unsympathetic and obtrusive forms of development which would inflict undue visual harm to the character and appearance of the host dwelling and immediate street scene. The development proposals would not be well-designed and represent an unsatisfactory standard of design and appearance, thereby failing to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
2. By virtue of its siting, scale and design, the proposed two-storey rear extension would result in an unacceptable oppressive impact, loss of light and outlook to the rear windows and rear gardens of nos. 8 and 12 Lake Drive. The proposal therefore fails

to accord with Policy DM1 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 10 April 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 submitted plans:

- o Plans Existing & Proposed. Drg no. MC-241-01. Rev C1
- o Elevations Existing & Proposed. Drg no. MC-341-02. Rev C1
- o Elevations Existing & Proposed. Drg no. MC-341-03. Rev C1