

Report to Planning and Licensing Committee



Date of Meeting	30 th May 2018
Portfolio	Councillor Daalat Ali Cabinet Member for Planning & Housing
Report Author	Rachel Carney
Public/Private Document	Public

Application: 17/00976/HOUS	Township: Rochdale	Ward: Spotland and Falinge
Appeal reference: APP/P4225/D/18/3194238		
Site Address: 7 Little Flatt, Rochdale, OI12 7AU		
Applicant: Mr & Mrs Owen Malkin	Agent: James Campbell Associates	
Proposal: Two storey side extension, single storey rear extension, garage conversion		
Decision level: Delegated		
Planning Inspectorate Decision: Appeal dismissed 25 th April 2018		
<ul style="list-style-type: none"> - The application was refused due to the prominent position, design, scale, massing and width of the proposed two storey extension which would have had an unacceptable impact on the amenity of the occupiers of the neighbouring dwelling by way of overbearing impact and had a negative impact on the character and appearance of the street scene. - The Inspector noted that the bungalow adjacent to the application site is built very close to the joint side boundary and that the two storey extension would close this gap, resulting in the two storey dwellings being side by side with very little intervening space. The inspector concluded that this would result in a large mass of building and a lack of spaciousness which would be at odds with the prevailing character of the street scene. - The Inspector considered that the development would harm the character and appearance of the area contrary to the Council's policies. 		