

Report to Planning and Licensing Committee



Date of Meeting	8 August 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Osian Perks
Public/Private Document	Public

Application: 19/00068/HOUS	Township: Heywood	Ward: Hopwood Hall
Appeal Reference: APP/P4225/D/19/3225465		Decision level: Delegated
Site Address: 29 Gloucester Avenue, Heywood, Rochdale OL10 2PY		
Proposal: First floor front, side and rear extension		
Applicant: Mr L Lee		Agent: n/a
Planning Inspectorate Decision: Appeal Allowed- 27 th June 2019		
<ul style="list-style-type: none"> - The application related to a detached, domestic property sited with a residential area on a corner plot. - Permission was refused on the grounds that as a result of its scale, design and siting, the proposed extension would appear as a highly prominent addition and would fail to be subservient to the original host dwelling. As such, the proposed development would be detrimental to the character of the dwelling and the surrounding street scene and would fail to accord with policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework. - The Inspector disagreed with the justification for the decision, stating that the proposed first floor extensions would be constructed over the existing single storey extensions to the side and rear and incorporate front and rear facing gables stepped down from the main ridgeline. These gable features would provide a degree of subservience and that given the size of the plot, and the existing house, would not be overly large or dominant additions to the property. The inspector also stated that gable features of varying scale are prominent within the street scene and as such the proposal offers an appropriate design that maintains the character of the surrounding area and would complement the host property. - The appeal was therefore allowed. 		