

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: 19/00111/HOUS	Township: Middleton	Ward: North Middleton
Appeal Reference: APP/P4225/D/19/3225465		Decision level: Delegated
Site Address: 7 Bamford Avenue, Middleton M24 2GE		
Proposal: Erection of side extensions and rear extension together with removal of chimneys - Resubmission of 18/01187/HOUS		
Applicant: Mrs Jessie Connolly		Agent: n/a
Planning Inspectorate Decision: Appeal dismissed- 27 th June 2019		
<ul style="list-style-type: none"> - This application related to a single storey, detached domestic property sited within a residential area of Middleton. - Planning permission was refused on the grounds that due to their flat roof design and siting, the proposed side extensions would appear as awkward and incongruous additions to both the host dwelling and the group of highly uniform and evenly spaced properties within the street scene. As such, the proposal would constitute poor quality design and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework. - The Inspector agreed that the proposed extensions would significantly harm the character and appearance of the host property and that of the surrounding area. - The appeal was therefore dismissed. 		