

Report to Planning and Licensing Committee



Date of Meeting	27 November 2019
Portfolio	Councillor Carol Wardle Cabinet Member for Planning, Development & Housing
Report Author	James Hughes
Public/Private Document	Public

Application: 19/00432/HOUS	Township: Middleton	Ward: South Middleton
Appeal Reference: APP/P4225/D/19/3232863		Decision level: Delegated
Site Address: 76 Hardfield Road, Middleton, M24 1JB		
Proposal: Two storey side and single storey rear extensions including demolition of existing detached garage		
Applicant: Mr M Doswell		Agent: Mr Brian Murray of SLW Designs
Planning Inspectorate Decision: Appeal dismissed- 14 th October 2019		
<ul style="list-style-type: none"> - This application related to a two storey, semi-detached domestic property sited within a residential area of Middleton. - Planning permission was refused on the grounds that the proposed extension would not appear as a subservient addition to the host dwelling and unbalance the pair of semi-detached dwellings. It would also result in a terracing effect occurring at this location. These issues would combine to have a detrimental impact on the character of the host property and surrounding street scene, thus not according with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework. - The Inspector agreed that the development would have a harmful effect on the character and appearance of the host building and surrounding area. - The appeal was therefore dismissed. 		