

Report to Planning and Licensing Committee



Date of Meeting	9 th July 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
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Application: 19/00883/HOUS	Township: Rochdale	Ward: Balderstone And Kirkholt
Appeal Reference: APP/P4225/D/19/3240435		Decision level: Delegated
Site Address: 24 Apple Tree Way, Rochdale, OL16 4SW		
Proposal: Two storey front extension to dwelling		
Applicant: Mr N Griffin		Agent: Mr Warren Greenway
Planning Inspectorate Decision: Appeal Allowed – 26 th February 2020		
<ul style="list-style-type: none"> – The application was refused by the Council as the two storey front extension would have constituted an incongruous and oversized addition to the property that would have significantly altered the character and appearance of the original dwelling and harm the visual appearance of the street scene. – The Inspector highlighted that the property is relatively inconspicuous. This is because the dwelling is positioned behind the building line, set back from the road by a driveway, and the adjacent dwelling at No 22 positioned between the appeal property and the road. – The Inspector added that whilst the proposed extension would require alterations to the roof design, its form would respect the context of the site, the gable and the roof slopes reflecting the appearance of other roofs in the vicinity of the site. Therefore, in his view the appearance of the roof would not appear at odds with the dwelling or the surrounding area. – The Inspector acknowledged the sizable scale of the proposed extension relative to the original dwelling, and accepted it would alter its overall form, however in his opinion the resultant dwelling would respect the character and appearance of the area. Also, in his opinion given its location and set back from the road, it would be relatively unobtrusive to passers-by, and would not appear prominent or incongruous in the street scene. – The Inspector concluded by stating that the extension would appear unobtrusive within the context of the site. It would not have a detrimental impact on the street scene, and consequently the character and appearance of the area would not be harmed. 		