

Report to Planning and Licensing Committee



Date of Meeting	9 <sup>th</sup> July 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Rachel Carney
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<b>Application:</b> 19/00799/HOUS	<b>Township:</b> Pennines	<b>Ward:</b> Milnrow & Newhey
<b>Appeal Reference:</b> APP/P4225/D/19/3241783		<b>Decision level:</b> Delegated
<b>Site Address:</b> 2 Grange Avenue, Milnrow, Rochdale, OL16 4ET		
<b>Proposal:</b> First floor extension including increase of ridge height and alterations to roof pitch and two storey and single storey rear extensions and demolition of garage		
<b>Applicant:</b> Mr & Mrs Calow		<b>Agent:</b> N/A
<b>Planning Inspectorate Decision:</b> Appeal Dismissed		
<ul style="list-style-type: none"> <li>– The application was refused due to the harmful impact that would be created by an increased ridge height, altered roof pitch and two storey extension which would fail to respect the existing character of Grange Avenue and the surrounding street scene. It was considered that the extensions would result in a dwelling that would sit at odds to the surrounding bungalows, especially the adjoining property and the development would cause unacceptable harm to the appearance of the property and character of the area.</li> <li>– The Inspector identifies that the first floor extension, increase to ridge height and two storey extension would result in a significant increase in massing to the property and that this would substantially alter the simple form and appearance of the original bungalow. The Inspector also notes that the extensions would be in a prominent position as the dwelling is highly visible in the street scene. The Inspector therefore considers that the proposal would be overly dominant and fail to read as a subservient addition.</li> <li>– The Inspector also identifies that the height of the host dwelling would be raised by a considerable amount, thus resulting in a stepped ridge line with the attached bungalow. This would be readily apparent in the street scene and its effect would be exacerbated by the altered roof slope as a result of the proposed front extension. The Inspector notes that this would appear at odds with the roofscape in this locality.</li> <li>– The Inspector confirms that he has looked at other examples of development in the area which the appellant claims is similar and concludes that none are of a direct comparison.</li> <li>– The Inspector concludes that the proposed development would have a harmful effect on the character and appearance of No 2 Grange Avenue and the wider area. It is therefore contrary to policies P1, P3 and DM1 of the Rochdale Core Strategy (2016) which collectively seek to ensure, amongst other things, that developments are of a high standard of design and enhance the quality of the area.</li> </ul>		