



Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL

S6/2008/2114/FP

ERECTION OF A GLAZED TWO STOREY SIDE EXTENSION

at: 1 HOOK LANE NORTHAW

Agent Name And Address

MR BRIAN MACKEY
APROSPOS TECTONIC
GREENSIDE HOUSE
RICHMOND STREET
ASHTON UNDER LYNE
OL6 7ES

Applicant Name And Address

MR C HAMMERSON
1 HOOK LANE
NORTHAW
EN6 4DA

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 10/11/2008 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

1. The proposed extensions would, by virtue of their incongruous design, fail to complement and reflect the design of the parent dwelling and the wider streetscene, as the significant changes to the roof profile to the original front elevation would create a visual imbalance when viewed in the context with the adjoining property of No.2 Hook Lane. This would not only harm the architectural appearance of the application dwelling but also this wider context formed by this small group of rural dwellings which have retained their original character. The proposal therefore fails to comply with Policy D1 and Supplementary Design Guidance and Planning Policy Statement 1- Delivering Sustainable Development.

REFUSED PLAN NUMBER(S): 1:1250 Site Location Plan received and dated 11th November 2008 & plans and elevations as existing-revision 2 & plans and elevations as proposed- revision 2- received and dated 19th November 2008

Date: **29/12/2008**

A handwritten signature in black ink, appearing to read 'Chris Conway'.

Chris Conway
Chief Planning & Environmental Health Officer