



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Householder Planning Application

APPLICATION REFERENCE: 25/01068/HOUS

Applicant Mr J Sharp Brearley Farm Rakewood Road Littleborough Rochdale OL15 0AG	Agent Mr Garry Griffiths HNA Architects Ltd Temple House Temple Street Oldham OL1 3NJ
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Proposal: Erection of a single storey side extension and additional hardstanding
Location: Brearley Farm Rakewood Road Littleborough Rochdale OL15 0AG
Valid On: 5 January 2026

DECISION: REFUSE PERMISSION

Refusal(s) (3)

- 1 By virtue of its siting, size and scale and taken cumulatively with previous extensions, the proposed development comprises inappropriate development in the Green Belt as it would fail to be a proportionate extension. The development would be harmful by definition and furthermore, fails to preserve the openness of the Green Belt. Very special circumstances do not exist as the identified harm (by definition, to openness and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.
- 2 As a result of its siting, form and design the proposed extension would constitute an incongruous addition to the dwelling which is unsympathetic to the character of the non-designated heritage asset. The proposed development is therefore visually harmful and detrimental to the visual amenity and character of the property, contrary to PfE Policies JP-P1 and JP-P2, CS Policies DM1, P2 and P3, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.
- 3 The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and

therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Date of Decision: 03/03/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)

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| 1 | <p>For the avoidance of doubt, the decision notice relates to the following plans and supporting reports:</p> <p>Location Plan. Dwg no. 1527/LP</p> <p>Existing Site Plan. Dwg no. 1527/001</p> <p>Proposed Site Plan. Dwg no. 1527/002. Rev B</p> <p>Existing Ground Floor Plan. Dwg no. 1527/101</p> <p>Proposed Ground Floor Plan. Dwg no. 1527/102. Rev A</p> <p>Existing Elevations. Dwg no. 1527/201</p> <p>Proposed Elevations. Dwg no. 1527/202. Rev A</p> <p>'Greenbelt Statement', by HNA Architects Ltd. Ref: 1527-GBC</p> <p>'Heritage Assessment' by Garry Miller dated December 2025</p> |
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INFORMATIVE:

If you are unhappy with the decision to refuse permission you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.