



Town and Country Planning Act 1990

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01006/VRCON

Name and address for correspondence:	Applicant name:
MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	DARNHILL AMATUER BOXING CLUB

Part 1 - Particulars of Application

Date of Application: 11 September 2023

Proposal:	Section 73 application to vary condition 2 (plans) and 3 (materials) following planning permission 17/00812/FUL for Erection of single storey detached building for use as boxing club with associated hard standing, external lighting and erection of 2.1m high boundary fencing
Location:	Land Adjacent To Argyle Parade, Darn Hill, Heywood

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 The proposed change in materials would erode the quality of the development and result in poor design. This would negatively affect the context of the area. The application does not accord with Policy DM1 and P3 of the Core Strategy.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 Decision Issued 18 December 2023

Daniela Ripa
Interim Head of Planning Services

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.

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following drawings :-

Site Plan
Proposed Elevations HBC.025E