



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01097/FUL

Name and address for correspondence:	Applicant name:
Maxine Parker Cartgate Foot Farm Burnt Platts Lane Slaithwaite Huddersfield HD7 5UZ	Mr and Mrs McGarry

Part I - Particulars of Application

Date of Application: 6 October 2023

Application No: 23/01097/FUL

Proposal:	Erection of a replacement dwelling following demolition of existing bungalow and removal of existing conservatory
Location:	Whittle Bungalow , Whittle Lane, OL10 2RD

Part II - Particulars of decision

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

Reasons:

- 1 The proposal would comprise inappropriate development in the Green Belt and would result in harm to the openness of the Green Belt. There are no considerations clearly outweighing this harm and therefore very special circumstances do not exist. Approval would therefore be contrary to policy JP-G10 of the Places for Everyone joint development plan and paragraphs 152 and 153 of the National Planning Policy Framework.

Procedure Statement:

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 23 July 2024

Melanie Hale
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.

The decision relates to the following plans

Location Plan

Proposed Cross Sections Drawing No. 18.3.R.2

Proposed Elevations Drawing No. 18.B.3

Proposed Floor Plan 18.2.R

Proposed First Floor Layout Drawing No. 18.3.R

Proposed Site Plan Drawing No. 18.D.2