ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/01179/FUL

Name and address for correspondence:	Applicant name:
Mr Tony Dust P A Dust Architect 1 Spring Mill Spring Street Uppermill Oldham Ol3 6AJ	Mr Nigel Bishop

Part I - Particulars of Application

Date of Application: 22 November 2019 Application No: 19/01179/FUL

Proposal:	**Change of use and conversion of existing barn and outbuilding to form a new dwelling including part rebuilding of existing storage buildings and extension to existing dwelling - Resubmission of 18/01061/FUL**
Location:	**Whitfield Barn, Calderbrook Road, Littleborough, OL15 9NP**

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 submitted structural report identifies a significant amount of structural work and rebuild required for basic conversion, including, but not limited to, the substantial re-building of the external walls, the erection of a new roof structure and underpinning of external walls. These works alongside the development of residential curtilage would represent inappropriate development within the Green Belt which is harmful by definition and would also result in harm to openness of the Green Belt. No very special circumstances have been submitted to outweigh the harm that would arise to the Green Belt, along with the harm as a result of poor design. The application is therefore contrary to policy G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 The design and layout of the fenestration would fail to given sufficient regard to the historic and agricultural context of the barn building and detract from its existing character and insufficient information has been submitted for the design of the extension to Whitfield Farm Barn. The application would result in unacceptable harm to visual amenity and cause less than substantial harm to the setting of the adjacent

Grade II listed building and non-designated heritage assets. No public benefits have been demonstrated to outweigh the identified harm and the application would therefore be contrary to policies P1, P2 and P3 of the adopted Rochdale Core Strategy and 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 6 February 2020



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Signed on behalf of the Council

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 :-
- Location Plan
- Topographical Survey of Existing – Drawing no. WF01/0918/01
- Existing Site Plan – Drawing no. NMB01/1119/03
- Proposed Site Plan – Drawing no. WF01/1018/03
- Existing Floor Plans – Drawing no. 15-068-02B
- Existing Elevations and Sections – Drawing no. 15-068-03A
- Proposed Floor Plans – Drawing no. NMB01/1019/01A
- Proposed Elevations – Drawing no. NMB01/1019/02