



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01033/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Mr Rizwan Hussain

Part I - Particulars of Application

Date of Application: 30 September 2022

Proposal:	Formation of driveway including dropped kerb
Location:	157 Queensway, Rochdale, OL11 2LJ

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 By virtue of inadequate internal turning facilities and proximity to a pedestrian crossing and junction onto the A664 Queensway, it is considered that the proposed development would be a dangerous addition and would result in motorists reversing onto or off the classified highway. This would be detrimental to the safety of users of both the highway and the footway, and the risks would be exacerbated by the existing on street parking bays outside the property where visibility would be further restricted. The proposal is therefore considered to pose an unacceptable threat to the safety of both pedestrians and highway users, contrary to policies T2 and DM1 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 23 November 2022

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.

For the avoidance of doubt, this decision related to the following plans:

Location Plan

Existing Elevation, Floor Plan and Site Plan - 1924/1

Proposed Site Plan, Elevations and Cross Section - 1924/2