ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00431/FUL

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Damian Hosker<br>WHP<br>The Ponderosa<br>Scotland Lane<br>Horsforth<br>Leeds<br>LS18 5SF | EE Ltd & Hutchinson |

Part I - Particulars of Application

Date of Application: 26 April 2019 Application No: 19/00431/FUL

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|---|---|
| **Proposal:** | **Increase in height of existing telecommunications tower from 21m to 28.5m with 6 no. new apertures and other associated works** |
| **Location:** | **Land Rear Of Moor Street, Heywood, OL10 3HB** |

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 its height, siting and appearance, the proposed extension of the existing telecommunications tower would result in a significantly incongruous and dominant feature of the street scene of a major through route and of a residential area. The increased tower height would additionally exacerbate the existing residential amenity impacts of the existing tower to an unacceptable degree, notably through increased visual intrusion and overbearing impact. The development would therefore result in unacceptable harm to the street scene and visual amenity generally and also to residential amenity of surrounding occupiers. On this basis the application is contrary to policies P1, P3 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 20 June 2019



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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.

For the avoidance of doubt, this decision relates to the following list of submitted plans / documents:

- 1115722_ROD079_56800_OL0187_M001 Issue A 002 Site Location Plan
- 1115722_ROD079_56800_OL0187_M001 Issue A 100 Existing Site Plan
- 1115722_ROD079_56800_OL0187_M001 Issue A 150 Existing Elevation A
- 1115722_ROD079_56800_OL0187_M001 Issue A 215 Max Configuration Site Plan
- 1115722_ROD079_56800_OL0187_M001 Issue A 265 Max Configuration Elevation
- 1115722_ROD079_56800_OL0187_M001 Issue A 003 Access Plan
- 1115722_ROD079_56800_OL0187_M001 Issue A 004 Lease Demise
- 1115722_ROD079_56800_OL0187_M001 Issue A Cherry Picker & Crane Location
- 1115722_ROD079_56800_OL0187_M001 Issue A 007 FIXITs & Dependencies
- ICNIRP Declaration