

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00753/FUL

Name and address for correspondence:	Applicant name:
James Campbell Associates Ltd 173 Rochdale Road Milnrow OL16 3BN	Mr Andrew Lennon

Part I - Particulars of Application

Date of Application: 23 March 2023

Application No: 21/00753/FUL

Proposal:	Use of land as extension to garden including erection of 1.4m boundary fencing to front and 1.8m boundary fencing to side and rear
Location:	Land Adjacent To 529 Oldham Road, Rochdale, OL16 4SP

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 proposed development of a 1.8m fence, by reason of its siting, scale and low-quality materiality would comprise a visually intrusive form of development that would appear conspicuous and inappropriate in its context, particularly in light of its proximity to the Grade II Listed Church of Saint Mary and Saint Mary's Church of England School. The proposal would fail to be well-designed and as a consequence would result in less than substantial harm to the setting of designated heritage assets. This harm is not justified, mitigated or outweighed by public benefits and the proposals therefore fail to accord with the requirements of Policies P2, P3 and DM1 of the adopted Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development proposals would have potential to be used for vehicular parking due to the inclusion of a double gate. Use of the land for parking would see vehicles reversing onto Oldham Road which is noted to be a classified road, with very limited visibility, giving rise to unacceptable road safety impacts. The proposals therefore fail to accord with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Procedure Statement:

Date Decision Issued 25 May 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.

For the avoidance of doubt, the application relates to the following drawings:

- Site location plan
- Existing site plan: 22.2774.1B
- Proposed site plan: 22.2774.2B