ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 18/01429/OUT

Name and address for correspondence:	Applicant name:
Mr MARTIN ASHWORTH JAMES CAMPBELL ASSOCIATES CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW ROCHDALE OL16 3BN	Mr MASOOD UR REHMAN

Part I - Particulars of Application

Date of Application: 14 January 2019

Proposal:	**Outline application for residential development for 3 apartments including access, landscaping, layout and scale, with appearence a reserved matter.**
Location:	**Land Adj To, 154 Belfield Road, Rochdale, OL16 2XN**

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 by reason of its layout, scale and close proximity to the habitable windows of neighbouring properties on Belfield Road would cause a significant loss of natural light and outlook to the occupiers of these neighbouring properties. The garden area of the proposal would also be significantly overlooked by these neighbouring properties and thereby result in a loss of privacy to the future occupiers of the proposed development. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

2 By reason of its layout and prominent position along the frontage of Samson Street the proposed car parking area would result in a large stretch of land being dominated by parked cars. This would appear conspicuous in the street scene and would thereby be contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

3 The Coal Authority's records indicate that there are two mine entries (shafts, 391413-010 and 391413-011) located adjacent to the application site with their associated zones of influence extending into the site. The desk-based Coal Mining Risk Assessment Report does not provide sufficient information to demonstrate that the application site can be safely developed. Given the lack of detail the proposed development is considered to be contrary the Policy G9 of the adopted Rochdale Core Strategy and the requirements 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 11 March 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.