ROCHDALE BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 21/00088/PRA56

Name and address for correspondence:	Applicant name:
Mr Andrew Carter Spacium 2 Churchill Grove Wakefield WF2 6RG	Bekki Hill

Part I - Particulars of Application

Date of Application: 18 January 2021

Proposal:	**Prior approval for change of use of agricultural building to dwellinghouse (Use Class C3) and associated building operations**
Location:	**53 Red Lumb Street, Rochdale, OL12 7TX**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 12 March 2021

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Signed on behalf of the Council

ROCHDALE BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Andrew Carter 2 Churchill Grove Wakefield WF2 6RG	Bekki Hill

Part I - Particulars of Application

Date of Application: 18 January 2021 Application No: 21/00088/PRA56

Proposal:	**Prior approval for change of use of agricultural building to dwellinghouse (Use Class C3) and associated building operations**
Location:	**53 Red Lumb Street, Rochdale, OL12 7TX**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

1 Insufficient evidence has been provided to demonstrate that the building was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013 as required by paragraph Q.1(a) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The submitted plans also indicate that an area of hardstanding would be created to the west of the building for the parking of vehicles. This area of land is not considered to form part of the curtilage of the building and the scheme therefore fails to comply with paragraph Q.(a) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 Insufficient evidence has been provided to demonstrate that the building to be developed under Class Q can be reasonably converted within the provisions of criterion (i) into a dwellinghouse. The National Planning Practice Guidance sets out that it is not the intention of the permitted development right to include the construction of new structural elements for the building and insufficient evidence has been provided to conclude that this would be the case. The proposal does not therefore comply with the above requirement and cannot be considered to benefit from permitted development rights under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision Issued 12 March 2021



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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 plans:
Existing Elevations and Plan – 53 Red Lumb – Workshop
Proposed Elevations and Plan – 53 Red Lumb – Workshop