



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01347/HOUS

Name and address for correspondence:	Applicant name:
Mr Ryan Heard 10 Turf House Pennine View Shore Rd Rochdale Littleborough OL15 8EP United Kingdom	Mr Ryan Heard

Part I - Particulars of Application

Date of Application: 26 January 2023

Proposal:	Boundary treatment including installation of gate and new boundary wall and fence (2.0m) following demolition of existing boundary wall - Part Retrospective
Location:	10 Turf House, Pennine View , Shore Road, Littleborough, Rochdale, OL15 8EP

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 siting, scale, design and materiality, the proposed boundary treatment constitute an unsympathetic and obtrusive form of development which would appear incongruous and cause undue visual harm to the character and appearance of the street scene. As such, the proposed development would not be well-designed or result in a satisfactory standard of visual amenity and would be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
- 2 By virtue of its height and inadequate internal turning facilities, the proposed boundary treatment would significantly reduce visibility for users of the highway and the footway, and would result in vehicles reversing in or out onto the highway resulting in an unacceptable risk to pedestrian safety. The proposal is therefore considered to pose an unacceptable threat to highway safety, and would be contrary to policies DM1 and T2 of the adopted Rochdale Core Strategy, the Council's

'Guidelines and Standards for Residential Development' SPD 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 March 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, this Decision Notice relates to the following submitted plans:

- o Location Plan, Existing and Proposed Site Plans - Drawing No. JCBD-22-308 - 5. Rev00
- o Existing and Proposed Front Elevation - Drawing No. JCBD-22-308 - 2. Rev00
- o Proposed Front Elevation, Section View and Plan View - Drawing No. JCBD-22-308 - 1. Rev00