

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01080/HOUS

Name and address for correspondence:	Applicant name:
Mr Jordan Saywood 38 Pennine Drive Milnrow Rochdale OL16 3HL United Kingdom	Mr Jordan Saywood

Part I - Particulars of Application

Date of Application: 18 October 2023

Proposal:	Erection of boundary fence exceeding 1m and sliding gate
Location:	38 Pennine Drive, Milnrow, Rochdale, OL16 3HL

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 reason of its excessive scale, prominent siting on a corner plot and materiality, the proposed boundary treatments would comprise a conspicuous and unduly dominant feature which would fail to sit sympathetically with the otherwise open and verdant character of the street scene. The development proposals would fall well short of the expectations of being well-designed and as such fails to comply with the requirements of Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 By reason of its siting and scale, the proposed boundary treatments would restrict visibility between vehicles utilizing the proposed driveway and pedestrians and vehicles along Severn Drive giving rise to an unacceptable risk to pedestrian and motorist safety. The proposals therefore fail to comply with the stringent requirements of Policies T2 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 13 December 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 and gate plans: JS HOUSE- 005
- Existing site plans: JS HOUSE- 006
- Location plan: PP-12500435v1