

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00080/HOUS

Name and address for correspondence:	Applicant name:
James Campbell Associates Ltd Aiden Phillips-Whalley Campbell House 173 Rochdale Road Firgrove Rochdale OL16 3BN	Adam Wright

Part I - Particulars of Application

Date of Application: 31 January 2023

Proposal:	Two storey side and single storey rear extensions
Location:	191 Wardle Road, Wardle, OL12 9JB,

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 extension represents a disproportionate addition over and above the size of the original dwelling. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. Additional harm has been identified in terms of the adverse impact on the openness of the Green Belt. No very special circumstances have been identified that would outweigh the harm, and the proposal therefore fails to accord with policy G4 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 14 April 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
- o Existing and Proposed Site Plan - Drawing No. 22.2983.2
- o Existing Floor Plans and Elevations - Drawing No. 22.2983.1A
- o Proposed Floor Plans and Elevations - Drawing No. 22.2983.SC2.1B