



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00959/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 418 Bury Road Rochdale OL11 5EU	Nidem Anjum

Part I - Particulars of Application

Date of Application: 30 November 2023

Proposal:	Erection of composite gates and dwarf wall/pillars with a maximum height of 1.4m to the front boundary together with side boundary fencing and the formation of new vehicular access and hardstanding to form extension of existing driveway (Retrospective)
Location:	17 Chester Avenue, Rochdale, OL11 5LY,

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 design scale and siting, the proposed electric sliding gate is considered to be discordant with the verdant character of the estate and would present visual harm to the street scene through incongruous additions.

The proposal would present an incongruous form of development with the large expanse of hard standing proposed to the front amenity space of the dwelling and is therefore unsympathetic to the character and appearance of plots within this vicinity. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

- 2 By virtue of its scale and siting, the proposed dwarf pillars and electric sliding gate would give rise to pedestrian and highway safety concerns and would therefore fail to accord with Policy DM1 of the adopted Rochdale Core Strategy and paragraph 115 of the NPPF.
- 3 By virtue of insufficient supporting evidence and details of the proposed hardstanding, the proposal is not considered sufficient in demonstrating it would be constructed in

accordance with policy G8 of the Core Strategy and the NPPF in the interest of appropriate surface water management and flood risk mitigation measures.

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 22 March 2024

Melanie Hale
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 above decision relates to the following plans:

- Location Plan
- 2046/1 Proposed site plan and elevations