ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00278/FUL

Name and address for correspondence:	Applicant name:
Mr Kyle Clegg Healey Consulting 63 Dale Street Milnrow OL16 3NJ	Mr Tim Allcock

Part I - Particulars of Application

Date of Application: 5 April 2019 Application No: 19/00278/FUL

Proposal:	**Renovation and alterations to former cottage including first floor extension to form one dwelling (Site Managers Accommodation)**
Location:	**The Cottage, Gelder Clough, Ashworth Road, Heywood, OL10 4BD**

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 development, by reason of the size and height of the first floor extension, would be detrimental to the openness of the Green Belt and would therefore constitute inappropriate development in the Green Belt. No very special circumstances have been identified that would outweigh the harm caused by reason of inappropriateness. As such, the proposal is contrary to saved policy G/D/2 of the Rochdale Unitary Development Plan, Policy G4 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 6 September 2019



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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:

Proposed and Existing Plans and Elevations (Drawing No. HC-19158-(60)-001 Revision B)