



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00226/FUL

Name and address for correspondence:	Applicant name:
Mr Mannan Iqbal Nicol Thomas Heyside Horse, Oldham OL2 6NS	Michael Kilpatrick

Part I - Particulars of Application

Date of Application: 27 April 2023

Application No: 23/00226/FUL

Proposal:	Erection of detached garage
Location:	Dearnley Old Hall, New Road, Littleborough, OL15 8NL,

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 applicant has failed to demonstrate that the proposed development could successfully retain the trees on the site which are considered of high amenity value in the setting of the Grade II* listed building. The applicant has failed to demonstrate that the proposed garage would not harm the significance of the listed building or affect the setting of the listed building as insufficient information has been provided. The proposal is therefore contrary to Core Strategy Policies P2 and G6, and the NPPF.
- 2 The applicant has failed to demonstrate that the proposed development would not have an unacceptable impact on the existing parking provision within the new residential development which is contrary to Policy T2 of the adopted Rochdale Core Strategy.

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. Officer's requested further information to be able to fully assess the

impacts of the proposal and work proactively with the applicant however no further information has been received in order to make the proposals acceptable.

Date Decision Issued 1 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.

The decision relates to the following plans and drawings:

Heritage Statement
Received 6th March 2023

Drawing No: PL-12 - Garage to Dearnley Old Hall
Received 26th April 2023

Drawing No: PL-01 - Existing Site Plan
Drawing No: PL-02 - Proposed Site Plan
Received 27th April 2023