



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00342/HOUS

Name and address for correspondence:	Applicant name:
Mr M Farooq Building Design Services 6 Stock Close Rochdale OL12 6BB	Imran Ali

Part I - Particulars of Application

Date of Application: 26 April 2023

Proposal:	Engineering works to facilitate the formation of new driveway including retaining wall/boundary treatments and dropped kerb
Location:	86 Queensway, Rochdale, OL11 1TJ,

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 and siting, the proposed works are considered to pose a detrimental impact upon surrounding land uses and appear discordant to the established landscape of the area. The works would also appear visually harmful and not in keeping with the streetscene and a driveway is not considered appropriate in this setting. 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 siting and scale, the proposed engineering works to facilitate a driveway together with the addition of a retaining wall would pose an unacceptable safety impact to the safety operation of the very busy classified road as well as pedestrian safety along the footpath. The proposal would therefore fail to accord with Policies DM1 and 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. 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 9 August 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.

Notes for Applicant:

For the avoidance of doubt, the decision relates to the following plans:

- LOCATION PLAN
- 1999/2 PROPOSED SITE PLAN, PLAN, FRONT ELEVATION AND SECTION A-A