



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01365/FUL

Name and address for correspondence:	Applicant name:
Mr Mike Atkinson Watergrove cgi 1 Ramsden Road Wardle Rochdale OL12 9LB	Mr Terence Connor

Part I - Particulars of Application

Date of Application: 23 November 2022

Application No: 22/01365/FUL

Proposal:	Erection of 2 no. detached dwellings with detached garages including associated access and landscaping - Resubmission of 22/00275/FUL
Location:	Ramsden Farm, Roundthorn Road, Middleton, M24 1FT

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 would form an intrusive feature within the Green Space corridor, harming the character and overall visual amenity of the area due to its siting raised above the corridor. The impact of the additional properties would be compounded through the siting, size and design of the dwellings, which assert themselves on the landscape as insensitive and dominant features. The orientation facing away from the corridor, and perpendicular to the approved dwellings would present a vast, disconnected rear elevation, and the light coloured finish would contrast the qualities of the landscape, which in addition to boundary treatments, would present a poor standard of visual. The proposed development is therefore unacceptable in principle and would be in conflict with saved policy G/8 of the adopted Rochdale Unitary Development Plan, policy G6 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 February 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 relates to the following plans:

Location Plan

6383_Site Plans

6383_D1A Site Plan & Drainage

6383_P5A Plot 5: The Rowan (Detached Garage)

6383_P6A Plot 6: The Beechfield (Detached Garage)