ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/00433/HOUS

Name and address for correspondence:	Applicant name:
Mr Simon Mills 2 Sorrel Drive Littleborough OL15 8RU United Kingdom	Mr Simon Mills

Part I - Particulars of Application

Date of Application: 8 August 2022

Proposal:	**Part-retrospective erection of boundary fence**
Location:	**2 Sorrel Drive, Littleborough, Rochdale, OL15 8RU**

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 fence by virtue of its height and layout would be overly prominent and harmful to the street scene and visual amenity. The development would therefore fail to be to a high quality and it would not respect the context of the layout and landscape of the area, contrary to Policies DM1 'General Development Requirements' and P3 'Improving Design of New Development' of the Rochdale Core Strategy and the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) along with 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 16 November 2022

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.

INFORMATIVE:
This Decision Notice relates to the following drawings:-

- Existing Location and Site Plan - Drawing no. 211-001
- Existing Plans and Elevations - Drawing no. 212-001
- Proposed Plans and Elevations - Drawing no. 412-001