



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01272/HOUS

Name and address for correspondence:	Applicant name:
Mr Mark Bradbury Healey Consulting 63 Dale Street Minrow Rochdale OL16 3NJ	Mr Ged Whiting

Part I - Particulars of Application

Date of Application: 30 September 2022

Proposal:	Outbuilding - Retrospective
Location:	29 Harbour Lane, Milnrow, Rochdale, OL16 4EL

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 siting, form, materiality and design, the outbuilding constitutes an incongruous form of development which causes undue visual harm to the character and appearance of the wider street scene. The development proposal represents an unsatisfactory standard of design and therefore fails to 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.

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 25 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- o Location Plan - HC-22051-(60)-001
- o Existing Site Plan - HC-22051(60)-002
- o Proposed Site Plan - HC-22051-(60)-003
- o Existing Floor Plans and Elevations - HC-22051-(60)-004
- o Proposed Floor Plans and Elevations - HC-22051-(60)-005