



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01269/FUL

Name and address for correspondence:	Applicant name:
Pulmann Associates Architects Pulmann Associates Bridge House 18A Bridge Street Milnrow Rochdale OL16 3ND	Mr Brian Rogerson

Part I - Particulars of Application

Date of Application: 18 June 2025

Application No: 24/01269/FUL

Proposal:	Erection of bungalow with detached garage and associated parking, landscaping and boundary treatment
Location:	Harwood Street Garage , Harwood Street, Littleborough, Rochdale, OL15 8NA

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 proposal dwelling would not be constructed at an appropriate density for the size of the application site and would represent an inefficient use of the available land. By virtue of its layout, scale, built form, and lack of visual interest, the proposed dwelling constitutes an unsatisfactory standard of design which fails to reflect the local context and would cause undue visual harm to the character and appearance of the surrounding street scene. The proposals do not make efficient use of the site and are not well-designed and therefore fail 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', the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.
- 2 Insufficient information has been submitted to demonstrate that the development would not unduly impact on bats and great crested newts at the site, which are European Protected Species. In the absence of a dusk survey, the development fails to meet the three tests as required by the Habitats Directive to establish that there would be a reasonable prospect of a European Protected Species Mitigation Licence being granted. The proposal therefore does not provide appropriate protection to a

European Protected Species and is contrary to Policy G7 of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 In the absence of a completed biodiversity matrix and any legal mechanism set forward to comply with the definition of self-build housing in perpetuity, the application fails to demonstrate that the proposals would be able to secure an enhancement to biodiversity. The proposal would as such be contrary to Policies G6 and G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan, 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 13 August 2025

Melanie Hale
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:

- Location Plan - drawing no. 2024/027/100A received 27/03/2025
- Existing Site Plan - drawing no. 2024/027/101A received 27/03/2025
- Proposed Site Plan - drawing no. 2024/027/102A received 27/03/2025
- Proposed Floor Plans and Elevations - drawing no. M24-27-103 REV01 received 23/12/2024
- Proposed Site Elevations - drawing no. M24-27-104 received 23/12/2024
- Proposed Boundary Treatments - drawing no. M24/027/106A received 27/03/2025
- Proposed Landscaping Plan - drawing no. M24/027/105 received 23/12/2024