



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01157/HOUS

Name and address for correspondence:	Applicant name:
Mr Simon Bull 10 Birchinley Manor Birchinley Lane Milnrow OL163DG United Kingdom	Mr Simon Bull

Part I - Particulars of Application

Date of Application: 4 December 2023

Proposal:	Replacement windows to all elevations
Location:	10 Birchinley Manor , Birchinley Lane, Milnrow, Rochdale, OL16 3DG

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 materiality, the proposed replacement windows would result less than substantial harm to the designated heritage assets of Grade-II* listed Birchinley Manor Farmhouse, Grade-II listed Barn east of Birchinley Manor Farmhouse, Grade-II listed Birchinley Hall Farmhouse, and Grade-II listed Barn east of Birchinley Hall Farmhouse through harm to their setting. No public benefits exist that would outweigh the identified harm. The proposal therefore fails to accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date Decision Issued 29 January 2024

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:

- o Location Plan - received 23/10/2023
- o Site Plan - received 04/12/2023
- o Existing Elevations and Roof Plan - Drawing No. CLEGGY11235866/1 dated 11/2023
- o Proposed Site Plan, Elevations and Roof Plan - Drawing No. CLEGGY11235866/2 DATED 11/2023