

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/01137/FUL

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	TONY ROLLINS

Part I - Particulars of Application

Date of Application: 1 April 2025

Proposal:	Erection of one new residential dwelling
Location:	Land At Salley Street,, Calderbrook, Littleborough, OL15 9NG

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 comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.
- 2 The proposed development would significantly diverge from the established character of the area and would fail to respect and respond to the overall form and layout of its surroundings and its distinctive features. The proposal would not amount to good design and would have a harmful effect on the character and appearance of the area. The constrained design would also contribute to poor quality residential accommodation in parts of the home due to a lack of natural light and overshadowing to habitable rooms. The proposal would therefore be in conflict with Policies DM1, P2, P3 of the Rochdale Core Strategy and UDP, Policies JP-S1 and JP-G1 of the Places for Everyone Joint Development Plan and Chapter 12 of the Framework in this respect, in particular paragraphs 135 and 139.

- 3 In the absence of an up-to-date Preliminary Ecological Appraisal, the Local Planning Authority is unable to assess the potential impacts of the development on biodiversity, including any impacts on protected species and habitats. As such, the proposal is contrary to the requirements of paragraphs 187 and 193 of the NPPF, PpE Policy JP-G8, Core Strategy Policy G7 and the statutory duty under Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended in 2021) to have regard to the purpose of conserving biodiversity.

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 26 June 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.

This decision relates to the following plans and documents:

Site Location Plan 1:1250
17.1616.104A Existing Site Sections 4-8
17.1616.103A Existing Site Sections 1-3
17.1616.100A Existing Site Plan
17.1616.106 Proposed Site Sections 4-6
17.1616.105A Proposed Site Section 1-3
17.1616.101A Proposed Site Plan
17.1616.102A Proposed Floor Plans
17.1616.107a Proposed Elevations
Visual Appraisal and Landscape Strategy Dated August 2024
Drainage Strategy Report Dated January 2025
Design And Access Statement 'Planning Application 2024', James Campbell Associates
Planning And Heritage Statement, Paul Butler Associates, 16 October 2024
Geo-Environmental Audit, Phase 1 Preliminary Risk Assessment, TJ Booth Associates
Extended Phase 1 Habitat Survey Dated August 2021