ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 21/00141/HOUS

Name and address for correspondence:	Applicant name:
Miss Chelcea Macey 151 Rochdale Road East Heywood OL10 1QU	Miss Chelcea Macey

Part I - Particulars of Application

Date of Application: 26 February 2021

Proposal:	**Drop kerb to form vehicular access**
Location:	**151 Rochdale Road East, Heywood, OL10 1QU**

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 the positioning of the proposed drop kerb on to the highway and the insufficient space for a vehicle to turn within the driveway, it is considered that the proposed development would be a dangerous addition as a result of vehicles having to reverse on to the highway. Further concern relates to the proposed addition of the gates which would also present danger to the highway. As a result, it is considered that the proposed development is not in accordance with DM1 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 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 7 May 2021



.....
Signed on behalf of the Council

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.