



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00111/FUL

Name and address for correspondence:	Applicant name:
Mr Roger Lee Roger Lee Planning Ltd 18 Leeds Road Methley Leeds LS26 9EQ	Mr D Wildman

Part I - Particulars of Application

Date of Application: 4 April 2024

Application No: 24/00111/FUL

Proposal:	Re-construction of a partially demolished barn to 1 no. 4 bedroom dwelling, replacement single storey rear extension and erection of detached garage - Resubmission of 21/00942/FUL
Location:	Branch Road Farm , Branch Road, Littleborough, Rochdale, OL15 0AB

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 would comprise inappropriate development within the Green Belt which is, by definition, harmful and given substantial weight. In addition the proposal would result in a loss of openness to the Green Belt through the cumulative development of a new dwelling on the site of a demolished former barn, which comprises previously undeveloped land and through the construction of a detached garage and garden store and domestic encroachment into previously undeveloped land. It would also result in less than substantial harm to the non-designated heritage asset through the provision of a detached garage and garden store that would be domestic in appearance and detract from the agricultural appearance of the former barn and the visual amenity of the site and its setting. No very special circumstances exist that would clearly outweigh the harm caused by inappropriateness and the other identified harm. The proposal is therefore contrary to policy G4 of the adopted Rochdale Core Strategy, policy JP-G9 and JP-P2 of Places for Everyone 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 24 May 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 is based on the following plans:

- Location Plan, Existing and Proposed Site Plans and Garage Plans - Drawing no. 01 Revision E
- Existing Elevations - Drawing no. WILDMAN/02a
- Proposed Ground Floor Plan - Drawing no. 03 Rev B
- Proposed First Floor Plan - Drawing no. 04 Rev B
- Proposed Second Floor Plan - Drawing no. 05 Rev B
- Proposed Elevations - Drawing no. 06 Rev B
- Proposed Cross Section A - Drawing no. 07 Rev B
- Proposed Cross Section B - Drawing no. 08 Rev B
- Proposed Cross Section C - Drawing no. 09 Rev B
- Existing Wall Detail - Drawing no. 10-Rev B
- Drainage Site Plan