ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01410/FUL

Name and address for correspondence:	Applicant name:
Mrs Karen Winkler 27 Shepherd Street Norden North Rochdale OL11 5SU	Mrs Karen Winkler

Part I - Particulars of Application

Date of Application: 26 May 2021 Application No: 20/01410/FUL

Proposal:	**Change of use of land to form driveways to accommodate 6 no. vehicles including dropped kerb and stepped access**
Location:	**Land Adjacent To 25, 27 & 29 Shepherd Street, Rochdale, OL11 5SU**

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 siting and size, the proposed vehicular hardstanding and use of the land for car parking will lead to a loss of green space which is considered to contribute to the environmental quality of the area. The proposed development will unduly harm the visual amenity of the street scene, by virtue of loss of open space and impact on character as a result of the parking. The proposed parking is not considered to be well-landscaped and sensitively integrated into the built form and is considered to dominate the street scene. The proposed development is therefore contrary to policies DM1, G6 and P3 of the adopted Rochdale Core Strategy, the National Design Guide 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 2 September 2021



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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.

For the avoidance of doubt, this decision is based on the following plans:

- Proposed: Location Plan (2021_03_05_00 Rev. A)
- Existing & Proposed: Site Plan (2021_03_05 - 01 Rev. A)
- Existing: Plan (2021_03_05 - 04)
- Proposed: Plan (2021_03_05 - 05 Rev. A)