



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00809/FUL

Name and address for correspondence:	Applicant name:
Mr Adam Mokhtar Diogel Architecture 3 Connaught House Riverside Business Park, Benarth Rd Conwy LL32 8UB	Ehizojie

Part I - Particulars of Application

Date of Application: 16 October 2024

Application No: 24/00809/FUL

Proposal:	Erection of new 2m high boundary fencing and two double gates to rear of 75-81 Church Street together with bin store
Location:	Land Rear Of 75-81 Church Street, Littleborough

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 excessive scale and height, materiality and design, the proposed chain link fence constitutes an unsympathetic and incongruous form of development which would result in undue visual harm to the surrounding street scene and less than substantial harm to the significance of Littleborough Town Centre Conservation Area. No public benefits have been identified which would outweigh the harm to the designated heritage asset. The proposal would not be well-designed and would 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, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 29 January 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan - Drawing no. 1264-01-01-01 received 17/10/2024
- Existing Site Plan - Drawing no. 1264-01-02-01 received 19/08/2024
- Proposed Site Plan - Drawing no. 1264-01-02-02 Rev. A received 19/08/2024
- Existing Rear Elevation - Drawing no. 1264-01-05-01 received 19/08/2024
- Existing Side Elevation - Drawing no. 1264-01-05-03 received 03/10/2024
- Proposed Rear Elevation - Drawing no. 1264-01-05-02 Rev. A received 19/08/2024
- Proposed Side Elevation - Drawing no. 1264-01-05-04 received 03/10/2024