



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00192/HOUS

Name and address for correspondence:	Applicant name:
Mr Paul Ambrose R&R Planning Consultants 11 Bankfield Lane Rochdale OL11 5RJ	Mr Marcel Duffy

Part I - Particulars of Application

Date of Application: 26 February 2025

Proposal:	Erection of a detached single storey building for use as a granny annex
Location:	1 Ramsden Farm , Roundthorn Road, Middleton, Rochdale, M24 1ZB,

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 annex would result in the harmful erosion of the visual break between the built form on Ramsden Farm and St Dominic's Way to the detriment of the character and appearance of the street scene. Moreover, the design of the annex would appear contrived to fit in with the refused certificate (24/00494/CPL) resulting in a development that would not contribute positively to the quality of the area or appearance of the host property. The proposal therefore constitutes poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of Places for Everyone, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 1 May 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, the decision relates to the following drawings:-

- Location Plan. Drg no. 22.128.201. Rev P1
- Existing Site Plan. Drg no. 22.128.202. Rev P1
- Proposed Site Plan (1 To 200). Drg no. 22.128.203. Rev P1
- Proposed Floor and Roof Plans. Drg no. 22.128.301. Rev P1
- Proposed Planning Areas. Drg no. 22.128.303. Rev P2
- Existing Elevations. Drg no. 22.128.401. Rev. P1
- Proposed Elevations (Annex With Existing House). Drg no. 22.128.402. Rev P1
- Proposed Elevations (Annex). Drg no. 22.128.403. Rev P1
- Site Sections. Drg no. 22.128.501. Rev P1
- Comparison Drawing (Proposed Annex and Dismissed Appeal). Drg no. 22.128.601. Rev P1