

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/00780/PRA56

Name and address for correspondence:	Applicant name:
Mr Chris Cowey P Wilson & Company Burlington House 10-11 Ribblesdale Place Preston PR1 3NA United Kingdom	Mr and Mrs Lumb

Part I - Particulars of Application

Date of Application: 19 July 2023

Proposal:	Prior approval for change of use from agricultural building to 2 no. dwellinghouses (Use Class C3) including installation of new windows and doors
Location:	Bone Heys Farm , Haugh Fold, Newhey, Milnrow, Rochdale, OL16 3SZ

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 13 September 2023

Daniela Ripa
Interim Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

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Part I - Particulars of Application

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Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 It has not been demonstrated that the buildings were used solely for an agricultural use as part of an established agricultural unit on 20th March 2013 as required by paragraph Q.1(a) of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore does not constitute permitted development and planning permission is required.
- 2 Insufficient details and evidence has been provided to demonstrate that the buildings to be developed under Class Q can be reasonably converted within the provisions of criterion Q.1(i) into dwellinghouses. The proposal therefore does not comply with the above requirement and cannot be considered to benefit from permitted development rights under Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision Issued 13 September 2023

Daniela Ripa
Interim 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 relates to the following plans:-

Site Plan - Lumb

Site Plan - Lumb

Site Plan. Drawing no: P 100

Existing Plan & Elevations. Drawing no: P 001

Proposed Plans & Elevations. Drawing no: P 200