



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00028/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5, Newark Place Henhull Nantwich Cheshire CW5 6XY	Mr and Mrs Martin Talbot

Part I - Particulars of Application

Date of Application: 6 February 2023

Application No: 23/00028/FUL

Proposal:	Conversion and extension of former chicken shed into single storey dwelling; demolition of existing outbuilding to form parking area and change of use of adjacent land into residential curtilage.
Location:	Higher Moorgate Cottage, Gristlehurst Lane, Heywood, OL10 4BJ

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 development would constitute inappropriate development in the Green Belt which is harmful by definition, and would additionally lead to a significant loss of visual and spatial openness of the site. No very special circumstances exist to clearly outweigh the harm by reason of inappropriateness and the additional harm. The proposal is therefore contrary to policy G4 of the adopted Rochdale Core Strategy, saved policy G/D/2 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposed development, by reason of its materiality, boundary treatments, fenestration and roof form altogether constitutes poor design, which is harmful to the rural character of the countryside. Accordingly the development is contrary to Policies P1, P2 and P3 of the Rochdale Core Strategy 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 21 March 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.