



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01184/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Newark Place Henhull NANTWICH CW5 6XY	Mr Jordan Howe

Part I - Particulars of Application

Date of Application: 14 November 2023

Application No: 23/01184/FUL

Proposal:	Erection of one single storey dwelling
Location:	Land Adjacent 7 Raleigh Gardens, Littleborough, Rochdale, OL15 9PX

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 single-storey form, siting and design, the proposed dwelling would sit at odds to the existing street scene along Raleigh Gardens, which comprises exclusively of two-storey terraced dwellings. The provision of a bungalow would therefore detract from the character and appearance of the existing street scene, to the detriment of its visual amenity. The proposal would not be well-designed and would be contrary to Policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the Places for Everyone Joint Development Plan, 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 12 April 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.

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

- o Location Plan - Drawing No. 2315.02 received 14/11/2023
- o Existing Site Plan - Drawing No. 2315.03 received 27/10/2023
- o Proposed Site Plan - Drawing No. 2315.04 received 27/10/2023
- o Existing and Proposed Floor Plans, Elevations - Drawing No. 2315.01 Rev. A received 14/11/2023