ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00488/FUL

Name and address for correspondence:	Applicant name:
Mr Malcolm Percy Building Design and Planning Consultancy 5 Chorley Green Farm Barns Nantwich Road CHORLEY CW5 8JR	Mr James Gumbley

Part I - Particulars of Application

Date of Application: 30 April 2019 Application No: 19/00488/FUL

Proposal:	**Change of use of holiday cottage to single dwelling including two storey side extension**
Location:	**Long Lees Farm Cottage, Todmorden Road, Littleborough, OL14 6UR**

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 proposal, including the occupation of the cottage, the two storey extension and use of land surrounding the cottage, comprises inappropriate development in the Green Belt, which is harmful by definition. In addition, the extension would appear overly prominent on the site, failing to respect the existing character of the area. Furthermore, the proposal would have a significant harmful impact upon the openness of the Green Belt and the purpose of including land within it through encroachment. No very special circumstances exist to outweigh the harm identified. The proposal is therefore contrary to policies G4, P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 Insufficient information has been submitted to demonstrate how the two off street parking spaces shown on drawing no. 2197.02 (Location plan, Existing and Proposed Site Plans) would be provided as they would be sited on a walled, raised area of land that is currently inaccessible to vehicles. Without the submission of full details of the parking spaces it cannot be established whether the works required to provide the parking spaces would fall within the exceptions to inappropriate development within the Green Belt and whether they would be acceptable in terms of their visual amenity. As such it cannot be established that any off street parking spaces can be provided as part of the development and any parking of vehicles associated with the use may extend beyond the curtilage of the site which would could result in landscape harm, parking that would obstruct the footpaths and further harm the openness of the Green Belt . The application is therefore contrary to policy G4, P1, P2, P3 and DM1 of the adopted 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 28 June 2019



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Signed on behalf of the Council

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.