



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00797/FUL

Name and address for correspondence:	Applicant name:
William Holt John Holt Architects Ltd 3 Manchester Road Bury BL9 0DR	Mr David Holcombe

Part I - Particulars of Application

Date of Application: 28 September 2023

Application No: 23/00797/FUL

Proposal:	Conversion of part of former agricultural building to a single self-contained dwelling
Location:	Ley Farm, Lane End, Heywood, Rochdale, OL10 2JE

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 application will provide a poor standard of amenity for occupiers due to the lack of light and outlook provided by the light wells for the basement level, the future occupiers will suffer inadequate levels of natural light and outlook. As such the proposal would not comply with policies DM1 and C3 of the adopted Rochdale Core Strategy, Policy JP-P1 of Places for Everyone, the Guidelines and Standards for Residential Development' (June 2016) SPD 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 18 November 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.

INFORMATIVE:

For avoidance of doubt the decision relates to the following plans:

Site Location Plan 22.633.09

Proposed Site Plan

Proposed Elevation 22.633.08

Revised Floor Plans received 30.08.24