

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

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 23/01262/PRA56

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr A Crossley

Part I - Particulars of Application

Date of Application: 21 November 2023

Proposal:	Prior approval application for change of use from agricultural building to dwellinghouse (Class C3) including alterations to fenestration on all elevations and formation of residential curtilage with driveway to the front and patio area to the rear
Location:	Barn At Red Well Farm, Lower Knowl Lane, Rochdale, ,

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 16 January 2024

Melanie Hale
Head of Planning Services

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

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Mathew Benson Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mr A Crossley

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 Insufficient information has been provided within the application to demonstrate that the existing barn has been used solely for an agricultural use as part of an established agricultural unit 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). For the avoidance of doubt, this relates to the resolution of the supporting information provided electronically in support of the application contained within the 'Supporting Planning Statement' ref. 23-018 dated 14th September 2023 insofar as it relates to the receipts demonstrating financial transactions in association with the barn. Furthermore, there are discrepancies in the information provided in relation to the mapped land ownership and agricultural parcel data contained within the same document.

Date Decision Issued 16 January 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 relates to the following list of plans and documents:

22-051-001 - Location Plan - Existing
22-051-101 - Location Plan - application site
22-051-301 - Location Plan - Proposed
22-051-010 - Existing
22-051-310 - Proposed
Supporting Planning Statement - dated 14 September 2023
Structural Support - dated 18 September 2023