



Town and Country Planning Act 1990 (as amended)

## PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00342/HOUS

|                                                                             |                  |
|-----------------------------------------------------------------------------|------------------|
| Name and address for correspondence:                                        | Applicant name:  |
| Mr David Richardson<br>3 Maple Grove<br>New Moston<br>Manchester<br>M40 3RF | Mr Steve Kennedy |

### Part I - Particulars of Application

Date of Application: 16 May 2024

|                  |                                                                                                            |
|------------------|------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Single storey side extension and two storey rear extension to form lower ground floor accommodation</b> |
| <b>Location:</b> | <b>23 Alkington Hall Road South, Middleton, Rochdale, M24 1NJ</b>                                          |

### 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 side extension would result in the loss of the mature sycamore tree adjacent to the northern boundary in the short-medium term, which would significantly harm the sylvan character of the surrounding area. The proposal is therefore contrary to Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed development would seek to extend over the root system of the adjacent mature sycamore tree (identified as T2 in the submitted Tree Survey Report by Rainfords Tree Care, dated 14/5/2021) which is part of the Alkington Woods and Rhodes Lodge Site of Biological Importance and would result in the likely death of the tree in the short to medium term. Such loss would be detrimental to the wider ecological value of the SBI and is not justified, mitigated or outweighed by other considerations within the application. The proposal is therefore contrary to Policy G7 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            11 July 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.

In the avoidance of doubt, this decision relates to the following set of plans:

Site Location Plan  
01 - Existing Elevations and Site Plan  
02 - Existing Floor Plans  
03 - Proposed Elevations  
04 - Proposed Sub, Ground and First Floor Plan  
08 - Existing and Proposed Site Plan