

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00692/FUL

Name and address for correspondence:	Applicant name:
Mr Steven Hartley HP And DA Ltd Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall BB4 8TB	Mr D Chapman

Part I - Particulars of Application

Date of Application: 2 September 2024

Application No: 24/00692/FUL

Proposal:	Erection of a detached building for use as holiday let accommodation, the installation of an underground septic tank and associated landscaping works (Retrospective)
Location:	Summit Cabin, Land To The North Of 19 Salley Street, Littleborough, OL15 9NG

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 development comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. Very special circumstances do not exist as the identified harm (by definition and other harm) is not clearly outweighed by other considerations, and the application is therefore contrary to policies PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.
2. Insufficient drainage information has been provided with the application. No details or specification of the existing septic tank have been submitted and therefore the Council are unable to ascertain whether satisfactory arrangements have been made for the disposal of sewage (foul water). Accordingly, the Council has been unable to make a full assessment of the proposed drainage contrary to Core Strategy Policy G8 (Managing Water Resources and Flood Risk) and UDP Saved Policy EM/8 – (Protection of Surface and Ground Water).

Procedure Statement:

The development does not 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 29 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.