

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00532/HOUS

Name and address for correspondence:	Applicant name:
Mr Stephen Wroe Abode Architecture 8A London Road Rear Office 2nd Floor Alderley Edge Cheshire SK9 7JS	Mr Gavin Lynskey

Part I - Particulars of Application

Date of Application: 2 November 2023

Proposal:	Formation of tarmac driveway, erection of two sets of 1.8m high gates with railings atop the existing boundary wall, application of white render to all elevations at ground floor level, timber cladding to all elevations at first floor level, replacement of existing roof coverings with black tiles and alterations to existing fenestration on front side and rear elevations (part retrospective)
Location:	300 Middleton Road, Heywood, Rochdale, OL10 2LG

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 introduction of new materials to the external walls of host property and replacement of the roof tiles with a new material would result in a discordant appearance that would fail to complement either the host property or the surrounding street scene. This would result in harm to the visual amenity and character of the area and be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- 2 The proposed driveway and associated drainage system would not constitute sustainable drainage and would contribute to an increased risk of flooding by discharging rainwater runoff into the public combined sewer. As such, the proposal would not accord with policy G8 of the adopted Rochdale Core Strategy, saved policy

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 19 December 2023

Daniela Ripa
Interim 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 Notice relates to the following submitted plans:

- Location Plan. Drg no. 051ROC-100B
- Existing Site Plan. Drg no. 051ROC-101C
- Proposed Site Plan. Drg no. 051ROC-102D
- Existing Plans. Drg no. 051ROC-102
- Existing Elevations. Drg no. 051ROC-103
- Proposed Plans. Drg no. 051ROC-104
- Proposed Elevations. Drg no. 051ROC-106A
- Proposed Boundary Treatment. Drg no. 051ROC-107A