ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

# PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 19/00372/HOUS

| Name and address for correspondence: | Applicant name: |
|---|---|
| Mr Thomas Konarski<br>Inspire Planning Solutions Ltd<br>Building 67 Europa Business Park<br>Bird Hall Lane<br>Stockport<br>SK3 0XA | Mr Zain Ali |

Part I - Particulars of Application

Date of Application: 30 April 2019

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| **Proposal:** | **Formation of vehicle access including alterations to existing side boundary walls, new double front entrance gates, building up of site levels along with associated landscaping and erection of front porch (part retrospective) - Resubmission of 17/01494/HOUS** |
| **Location:** | **663 Oldham Road, Rochdale, OL16 4PE** |

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, by reason of its hard and industrial form and scale, is visually intrusive, dominant and incongruous in relation to the adjacent residential landscaped garden areas and fails to respect its surroundings. The proposal would change the character and appearance of the front garden area and be significantly harmful to the character of the adjacent high quality residential street scene. Therefore, it is concluded that the development conflicts with Policies DM1, P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework which, among other objectives, seek to ensure that all development demonstrates a high quality design and takes the opportunity to enhance the quality of the area.

2 The proposed vehicular access onto the A671 Oldham Road would interfere with the free flow of traffic on this busy arterial route and give rise to additional vehicular turning movements, thereby reducing the effectiveness of the quality bus corridor, to the detriment of highway safety. Furthermore, the positioning of the access in close proximity to a bus stop, marked bus hatching and cycle lane, would present a danger

to highway and pedestrian safety and result in a serious risk of accidents where cars entering and exiting the site would potentially be in conflict with pedestrians, cyclists, buses and other motorists. As such, the proposed development would be detrimental to highway safety and the safety of other users of the highway, contrary to Policy T2 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 24 June 2019



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Signed on behalf of the Council

**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.

This decision notice relates to the following plans:

- Location Plan 1:1250
- Drawing A 01
- Drawing Rev A
- Drawing A 02
- Drawing A 03
- Drawing A 04
- Drawing A 05
- Drawing A 06
- Drawing A 07
- Drawing A 08