



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00435/FUL

Name and address for correspondence:	Applicant name:
Mr V Alyas Architek 916 Stockport Road Levenshulme Manchester M19 3AB	Mr Addnan Sadiq

Part I - Particulars of Application

Date of Application: 15 February 2024

Proposal:	Erection of bungalow associated parking, landscaping and boundary treatments
Location:	Land lying north of Blair St, Rochdale

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 proposal fails to comply with Core Strategy Policy G6 and saved Policy G/8 of the UDP as it would fail to enhance the recreational, ecological or landscape and amenity value of the Greenspace Corridor. The development would not have regard to the local landscape character or contribute to its conservation or enhancement due to the level of hardstanding and built form which cover the majority of the site without adequate consideration of the impacts or necessary mitigation.
- 2 The proposed development is considered overdevelopment and would appear cramped on the plot and would have an awkward visual relationship with the existing two storey dwellings. By reason of its overall footprint and the level of hardstanding, the proposed development also provides an inadequate level of outdoor amenity space for future residents with insufficient space for any meaningful landscaping that is required due to the close proximity to the Greenspace Corridor. The proposed development is therefore unsympathetic and insensitive to its surroundings which is contrary to Policies P3 and DM1 of the Core Strategy, Policy JP-H3 of PfE, Policy G/8(c) of the UDP, the Council's Guidelines and Standards for Residential Development SPD and the NPPF.

- 3 The proposal has failed to (i) provide a comprehensive ecological assessment and a complete Tree Survey and (ii) demonstrate that adequate mitigation or compensation for the habitat and tree losses can be secured which is contrary to Policies G6 and G7 of the Core Strategy, Policies JP-G6, JP-G7 and JP-G8 of PfE and the NPPF.

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 18 June 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.

The assessment of this application is based on the following drawings:

Drawing No: A103 Rev P1 - Proposed Elevations
Drawing No: A104 Rev P1 - Proposed Plans and Views
Drawing No: A105 Rev P1 - Existing and Proposed Street Scene Elevations
Drawing No: A106 Rev P1 - Outline Drainage Strategy
Design and Access Statement
Arboricultural Survey by Arbtech, Dated: 25 July 2023
Preliminary Ecological Appraisal by Arbtech, Final Issue 2, Dated: 2-8-23
Phase 1: Preliminary Risk Assessment by L K Consult, Job Number: LKC 23 1432, Date: 25th July 2023
Received 25th September 2023

Drawing No: A101 Rev P1 - Location and Existing Site Plan
Received 10th October 2023

Drawing No: A102 Rev P1 - Proposed Site Plan
Received 30th October 2023