

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 25/00489/PRA56

Name and address for correspondence:	Applicant name:
miss Leah Halik P Wilson & Company Burlington House 10-11 Ribblesdale place Preston Pr1 3na United Kingdom	Mr C Campbell

Part I - Particulars of Application

Date of Application: 15 May 2025

Proposal:	Prior approval application for change of use from agricultural building to dwellinghouse (Class C3)
Location:	Greengate Hill Farm , Ashworth Road, Heywood, Rochdale, OL11 5UN

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 16 July 2025

Melanie Hale
Head of Planning Services

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

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miss Leah Halik Burlington House 10-11 Ribblesdale place Preston Pr1 3na United Kingdom	Mr C Campbell

Part I - Particulars of Application

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Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (c), (h), (i) and (j) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that floor space of the dwellinghouse under Class C3 would exceed 150 square metres. The development would also result in the extension of the building beyond those allowed under paragraph Q.1 (i) and result in the external dimensions of the building extending beyond the external dimensions of the existing building. The proposed building operations would also be beyond those that are reasonably necessary to facilitate the conversion to a dwellinghouse and would comprise substantial rebuilding of the original building.

Date Decision Issued 16 July 2025

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.

For the avoidance of doubt, this Decision Notice relates to the following plans and documents:

- Location Plan - received 14/05/2025
- Existing Floor Plans - drawing no. 01 received 14/05/2025
- Existing Elevations - drawing no. 02 received 14/05/2025
- Proposed Floor Plans - drawing no. 03 received 14/05/2025
- Proposed Elevations - drawing no. 04 received 14/05/2025