



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/01267/FUL

Name and address for correspondence: Miss L Aspinall Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Applicant name: Mr R Brown
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Part I - Particulars of Application

Date of Application: 18 December 2023

Application No: 23/01267/FUL

Proposal:	Erection of a double garage
Location:	Land off Stock Close, Rochdale, OL12 6BB

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 By virtue of its excessive scale, siting and design, the proposed garage constitutes an incongruous and disproportionate form of development which would inflict undue harm to the character and appearance of the street scene. The proposal would not be well-designed and would therefore fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the adopted Places for Everyone Joint Development Plan, 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 16 May 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.

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

- o Location Plan - Drawing No. 23-038 001 received 21/11/2023
- o Existing Site Plan - Drawing No. 23-038 003 received 18/12/2023
- o Proposed Site Plan - Drawing No. 23-038 002 received 21/11/2023
- o Proposed Floor Plan and Elevations - Drawing No. 23-038 310 received 21/11/2023