



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 23/00875/FUL

Name and address for correspondence:	Applicant name:
Mr Joe Jennings ExtensionsNW Ltd 3 Cribden Street Rawtenstall Rossendale BB4 8HZ	Mr Phil Henstock

Part I - Particulars of Application

Date of Application: 13 September 2023

Application No: 23/00875/FUL

Proposal:	Erection of 2 no. 3 bedroom detached dormer bungalows
Location:	Land Adj To 70 Kirkway, Middleton, M24 1EL

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 the siting of the dwellings behind the established building line and cramped plots on the site the development is considered poor design and will have a negative impact on the surrounding character of the area. On this basis the proposed development is contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed development through the size of the rear gardens is considered to provide a poor standard of amenity. This is as rear gardens are small, especially Plot 2 and do not reflect the character of the area. . On this basis the proposed development is contrary to policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 3 Insufficient information has been provided within this submission. The 'Coal Mining Risk Assessment' is not considered acceptable. The report fails to sufficiently consider the risks posed by the recorded mine entry. The proposal will not comply with G9 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 January 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.

INFORMATIVE:

This Decision Notice relates to the following drawings:-

Location Plan

Proposed Block Plan

Proposed Site Plan - 32970-02

Proposed Plot 1 - 3297-03

Proposed Plot 2 - 3297-04