



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 25/00010/FUL

Name and address for correspondence:	Applicant name:
Mr Maxwell Howarth Higher Gale House Carriage Drive Littleborough OL15 9JY United Kingdom	Mr Maxwell Howarth

Part I - Particulars of Application

Date of Application: 6 March 2025

Application No: 25/00010/FUL

Proposal:	Erection of 1 dwelling and associated boundary treatment
Location:	Land At 178 Halifax Road, Rochdale, OL16 2NJ

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 reason of its design, size, siting and massing, the proposed dwelling would represent poor design and would appear as an incongruous addition within the side garden of the host building. The proposed dwelling would constitute a cramped addition that would negatively impact the overall visual amenity of the area and fails to produce a satisfactory standard of design. The proposed development therefore fails to comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD, Places for Everyone Joint DPD and the National Planning Policy Framework.
- 2 By reason of its design, size and siting, the proposed dwelling would fail to provide sufficient separation distances to numbers 61, 63, and 65 Clarke Street. This would result in a loss of light and outlook to the habitable rooms to the rear of numbers 63 and 65 Clarke Street, and would have an overbearing impact on the rear gardens of numbers 61, 63 and 65 Clarke Street. The application therefore fails to comply with the policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD, Places for Everyone Joint DPD and the National Planning Policy Framework.
- 3 The proposed development would result in a loss of trees within the site and insufficient replacement tree planting is proposed in mitigation. Additionally, the loss

of trees would also lead to a loss of on-site habitat without adequate compensation to deliver a measurable enhancement to the natural environment. The proposed development would therefore result in an unacceptable loss of green infrastructure and loss of biodiversity and ecological habitat, and be in conflict with policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G9 of Places for Everyone Joint DPD 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 1 May 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, the Decision Notice relates to the following drawings:

Location Plan. Drawing number: LP01. Revision: A
Existing Site Plan. Drawing number: 001. Revision: A
Existing GA Plan. Drawing number: 002. Revision: A
Existing First Floor Plan. Drawing number: 003. Revision: A
Existing External Elevations. Drawing number: 004. Revision: A
Proposed Site Plan. Drawing number: 101. Revision: A
Proposed GA Plan. Drawing number: 102
Proposed First Floor Plan. Drawing number: 103. Revision: A
Proposed External Elevations. Drawing number: 104. Revision: A
Existing Boundary Treatment. Drawing number: 005
Proposed Boundary Treatment. Drawing number: 105