ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 20/01517/OUT

Name and address for correspondence:	Applicant name:
Mr Simon Plowman Plan:8 Town Planning Ltd G7/44 Europa Business Park Bird Hall Lane Stockport SK3 0XA	Mr & Mrs Bentham

Part I - Particulars of Application

Date of Application: 11 December 2020

Proposal:	**Outline application (including access and layout) for the erection of two two-storey dwellings - Resubmission of 20/00089/OUT**
Location:	**Land Adjacent To 27 Spring Bank Lane, Rochdale, OL11 5SE**

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.

Reasons:

1 The proposed layout would result in a dense cluster of development which would fail to preserve or enhance the local character. The lack of cohesion in the siting of additional built form at the site, and the siting and design of the proposed attached garages to the front of the dwellings would exacerbate the visual harm in this location, notably as the area of siting would be that most exposed from Spring Bank Lane. The close relationship between the existing and proposed dwellings and the contrasting scale of existing and proposed built form would result in a confused juxtaposition of built form that would represent a visually harmful form of development and a poor standard of design generally. The application therefore fails to accord with the requirements of adopted Rochdale Core Strategy policies P3 and DM1 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 4 February 2021



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Signed on behalf of the Council

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 list of submitted plans:
- 3395:01 Location Plan
- 3395:03 Rev. D. Site Plan