



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 24/00740/FUL

Name and address for correspondence:	Applicant name:
Heather Wightman 6 Chelmer Grove Manchester OL10 4RX	Mrs Keating

Part I - Particulars of Application

Date of Application: 5 September 2024

Application No: 24/00740/FUL

Proposal:	Erection of a single storey detached dwelling and associated boundary treatments following demolition of existing agricultural structure
Location:	Whittle Fold Farm , Whittle Lane, Heywood, Rochdale, OL10 2RD

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 application site is an unsustainable location being located away from shops and services to serve daily human needs and there are no frequent public transport links to larger settlements. The application site is not served by pedestrian footways and taking these factors together, all future occupiers of the proposed dwelling would be heavily reliant on the private car. The application site would therefore not represent a location which is sustainable as it would not be located where the need to travel would be limited. The proposed development is therefore unacceptable in principle and contrary to Policy C1 and T2 of the Rochdale Core Strategy, Policy JP-C8 of PfE and the aims of the NPPF with regards to contributing to sustainable development.
2. Insufficient drainage information has been provided with the application. No details or specification of the septic tank have been submitted and the Council are therefore unable to ascertain whether satisfactory arrangements have been made for the disposal of sewage (foul water). Insufficient information has also been provided to demonstrate that the proposed development adequately disposes of surface water in accordance with the drainage hierarchy. Accordingly, the Council has been unable to make a full assessment of the proposed drainage contrary to Core Strategy Policy G8 (Managing Water Resources and Flood Risk) and UDP Saved Policy EM/8 – (Protection of Surface and Ground Water).

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 23 December 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.