



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION REFUSED

APPLICATION REFERENCE: 22/01329/FUL

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP	Jocelyn Waterfall

Part I - Particulars of Application

Date of Application: 3 November 2022

Proposal:	Change of use of land to form extension to existing curtilage; erection of garage/store and demolition of existing timber outbuilding
Location:	Burnedge House , Broad Lane, Rochdale, OL16 4QL

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 change of use of land to provide an extension to the residential curtilage constitutes inappropriate development within the Green Belt, as it would not preserve its openness and conflicts with the purposes of including land within it. No very special circumstances exist that would clearly outweigh the harm caused by reason of inappropriateness. The proposal is therefore contrary to policy G4 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 2 The proposed detached garage constitutes inappropriate development within the Green Belt and would not preserve its openness. No very special circumstances exist that would clearly outweigh the harm caused by reason of inappropriateness. The proposal is therefore contrary to policy G4 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 8 December 2023

Daniela Ripa
Interim 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 list of submitted plans / drawings:

Location Plan. Drawing no: W350-04
Topographical Survey. Drawing no: 1414 001 001
Proposals-Garage rebuild. Drawing no: W350-02
Proposals-Garage - block plans. Drawing no: W350-05